




# FOR SALE

4  | 2  | 1 

3 SHERWOOD CLOSE, MUDGEERABA, QLD, 4213



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST



## ATTENTION DEVELOPERS AND INVESTORS –RD3 APPROVED 825M2 CORNER SITE IN THE HEART OF MUDGEERABA

Located in the heart of Mudgeeraba this truly unique and generously sized home has plenty of flexibility allowing it to be tailored to suit anyone from large or extended families, to those with a home based business or buyers looking for an investment with tenants in place until June 2017 currently paying \$560.00 per week.

Classically appealing and immediately inviting, this character home has been divided into the perfect dual occupancy which also could be returned to one large home.

The main home showcasing three bedrooms, one bathroom, one open plan living/dining and full central kitchen with private viewing deck.

The divided dual accommodation contains one bedroom, one bath plus kitchenette/meals and living leading to private viewing deck and easy access to the rear yard. Extras include, down stairs spacious front rumpus room that is also being used as a storage area leads to the private rear yard, plus laundry and grassed lawn for children to play. A great position completes the picture within walking distance to all the amenities of central Mudgeeraba Village.

Property features include:

- 4 bedrooms
- 2 bathrooms
- 2 kitchens
- Open plan living
- Walk to Mudgeeraba Village shopping centre
- Panoramic views from the decks
- New guttering

**Sandra Liebenberg // 0437081639**

sandra@slpropertiesgc.com.au // [www.slpropertiesgc.com.au](http://www.slpropertiesgc.com.au)

PRICE:  
\$500,000

OPEN FOR INSPECTION:  
N/A

