



## FOR SALE

### HUGE BLOCK PRESTIGIOUS BEACHSIDE ESTATE WITH MOUNT VIEWS

Important Notice - this block is now subject to an Unconditional offer which makes it virtually SOLD. However, if this was of interest, you must call me to find out about a block in Mudjimba 2 blocks back from the Shopping Centre and Surf Club, facing north, 817 square metres in size. This is not on the market nor listed anywhere, but you can buy through me for similar pricing. REDUCED - owner would like to see some offers if you are serious. Located in the prestigious and tightly held Mt.Coolum Shores beachside enclave featuring no apartments and consistent quality contemporary houses, overwhelmingly single level spread out on blocks of a minimum of between 600 to 700 square metres presenting an uncluttered and private feel. This is in stark contrast to the adjoining beachside enclave estates where small lot development has been practiced and units/apartments abound says local area resident agent Geoff Grover.

This is the last block left. You have plenty of design scope with an outsize 954 square metres of flat, fenced land, no covenants or easements restricting build, north facing view of the Mount and 100 metres to the beach entry walk.

Original build properties in the estate from release date 1995 attract prices in the \$600,000's to the \$800,000's when they come to market. Several later builds attracted close to and over a million dollars on sale with other magnificent residences being enjoyed by owner -occupiers, so you will be in good company.

This block has never been offered since the owner bought from the developer and has at last decided to move on. He has realistically priced for a win-win sale to allow buyers with a discerning eye to release the value and build a residence of quality, style and size suitable for the location.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$490,000

OPEN FOR INSPECTION:  
N/A



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