



## FOR SALE

### 3BR 2BATH - FAMILY HOME WITH DUAL LIVING POTENTIAL - MUDGEERABA

- Spacious 3 Bedrooms generously sized with built-in wardrobes, ideal for families or those needing extra space
  - 2 Modern Bathrooms including a luxurious freestanding bathtub for ultimate comfort
  - Master bedroom with its own modern ensuite
  - Large spacious dining with fire place for cozy family atmosphere
  - Large open kitchen with plenty of storage, dishwasher and fridge
  - Renovated Timber Flooring - Stylish and easy-care throughout
  - Swimming Pool
  - Solar Benefits - Pool solar heating beneficial for use in cooler weather, solar electricity, and solar hot water system for energy efficiency
  - Outdoor Living with Scenic Views - Soak in the stunning, leafy outlook from your private top-floor balcony
  - Split-system air-conditioning in every room for year-round comfort
  - Separate laundry- Flexible floorplan with potential dual living setup.
  - Quiet sought after location close to schools, cafes, parks, and Mudgeeraba Village
- Whether you are looking for room to grow, space for extended family or value-add potential, this property delivers endless possibilities in a prime Mudgeeraba location.

3 BED | 2 BATH | 4 CAR

**PRICE:**

Contact Agent - Pattie Keast  
0407140261

**OPEN FOR INSPECTION:**

N/A



**Pattie Keast**

**0407140261**

[pattie.keast@atrealty.com.au](mailto:pattie.keast@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



Mudgeeraba



FLOOR PLAN  
// Ground Floor



FLOOR PLAN  
// First Floor



// SITE PLAN  
AMULLA COURT

11 Amulla Court MUDGEERABA  
Block Size 4,320m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.