

## Mudjimba, 47 Ameen Circuit

### Beachside Bliss with Modern Comforts

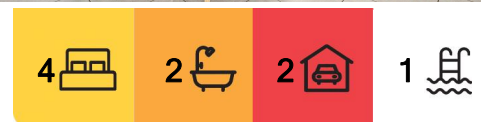
Welcome to a beautifully finished single-level home offering the perfect mix of coastal comfort and everyday convenience. Ideally located just minutes from Mudjimba Beach, local shops and the golf course, this home is all about relaxed, low-maintenance living.

Inside, the home features a bright, open-plan layout where the kitchen, dining and living areas blend seamlessly. The kitchen is a standout, featuring a large island bench, stylish feature lighting, a gas cooktop and an abundance of storage. Large sliding doors open fully to connect the living space with the back patio and pool, creating an effortless indoor-outdoor lifestyle.

There are two separate living zones plus a dedicated study, offering plenty of flexibility for families, working from home, or hosting guests. The master bedroom is positioned for privacy and includes a walk-in robe and a well-appointed ensuite. The home is fitted with solar power to help reduce energy costs and there's ample room to park a caravan or boat.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Expressions of Interest

**View**  
By Appointment

**Contact**  
**John Blackmore**  
0402 238 421  
jblackmore.twinwaters@ljhooker.com.au  
**Joshua Dekker**  
0427 661 261  
jdekker.twinwaters@ljhooker.com.au

**LJ Hooker Twin Waters**  
**(07) 5450 6188**

Set on a low-maintenance block in a popular coastal pocket, this home delivers modern style, practical living and unbeatable location.

Contact Exclusive Listing agents, Joshua Dekker 0427 661 261 and John Blackmore 0402 238 421 to arrange your private viewing without delay

This property is being sold without a set price and the website may have filtered the property into a price bracket for website functionality purposes.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.

## More About this Property

<b>Property ID</b>	KSVGZT
<b>Property Type</b>	House
<b>Land Area</b>	600 m2
<b>Including</b>	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

### John Blackmore 0402 238 421

Licensed Real Estate Agent | [jblackmore.twinwaters@ljhooker.com.au](mailto:jblackmore.twinwaters@ljhooker.com.au)

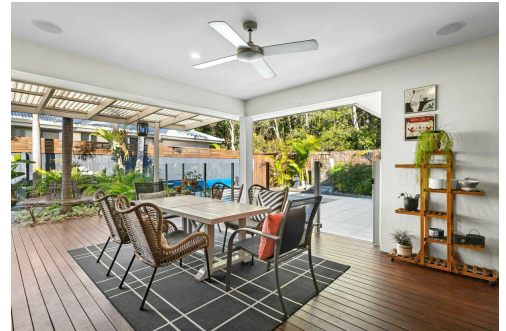
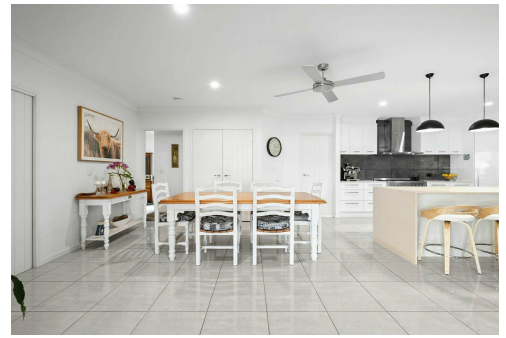
### Joshua Dekker 0427 661 261

Licensed Real Estate Agent | [jdekker.twinwaters@ljhooker.com.au](mailto:jdekker.twinwaters@ljhooker.com.au)

### LJ Hooker Twin Waters (07) 5450 6188

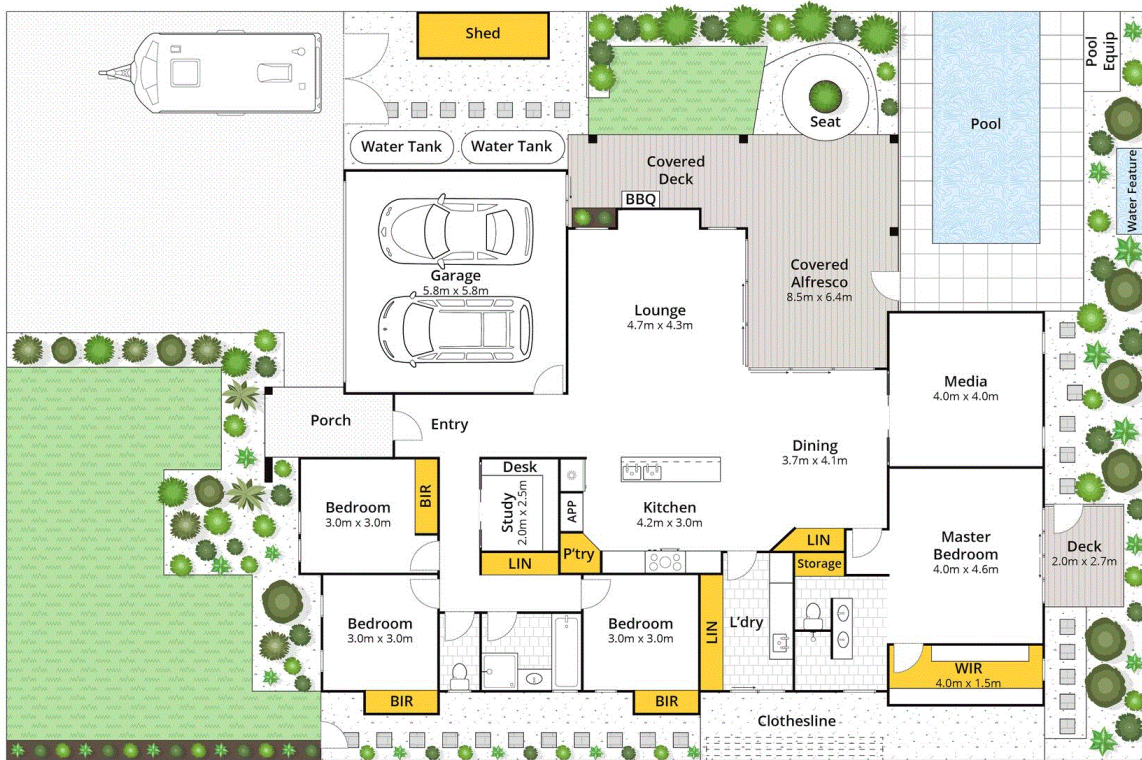
Shop 2, 175 Ocean Drive, TWIN WATERS QLD 4564

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Approx. House Area 217m<sup>2</sup>  
Approx. Land Area 600m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 47 Ameen Circuit, Twin Waters



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