



SOLD

ATTENTION ** PENSIONERS ** LOW SITE FEE OF \$71/WEEK - JUST REDUCED BY \$10,000!!

The site fees are only appx. \$71 per week for Pensioners or New Start (means tested), who want to call this their home. OR \$113 per week for investors and NON Pensioners and NON New Start AND this includes Council Rates. The only other costs are electricity and water. AND it's only 50meters to the Maroochy River for fishing and Kayaking and boat ramp. WHAT A GREAT INVESTMENT!!!!

NO entry or exit fees
NO body Corporate fees or Committees
There are NO AGE RESTRICTIONS
Sorry no pets (birds on application)
The majority of residents here are Owner Occupiers

This beautiful, well maintained, modern, air conditioned, 2 bedroom duplex, with single carport, is located to one side of the resort where there is very little people traffic. There is a b-b-que area close, to have Friends and Family over to take advantage of the outdoors and a refreshing, cool swimming pool to take a dip. The home has an airy verandah leading up to the front door - great to sit in the river breeze to read a book or take in the scenery. There are two good sized bedrooms, both with built-ins, ceiling fans and carpeted with a combined two-way bathroom. The open, air conditioned living/dining area is light and bright with beautiful wood grain finished flooring. The modern, as new kitchen, conveniently adjoins the living areas.

ALSO FOR INVESTORS!! Rent it out, short OR long term - any age welcome!! If investing, the current Tenant, who wishes to stay in the cabin, is paying \$330 per week. \$350 /week is achievable.

The resort is located within 5-10 minutes drive to Sunshine Plaza, 10 minutes to Maroochydore patrolled surf beach, 10 minutes to Nambour and it is right in the centre of the Sunshine Coast, between Noosa and Caloundra. Erbacher's Fruit and Veggie shop, "where the locals go", and the Fisherman's Road Markets on a Sunday, are both only about 500 meters up the road. It is only a 10 minute drive to the Sunshine Coast Airport and only 1 hour to Brisbane. There is a public bus stop over the road from the Resort.

2 BED | 1 BATH | 1 CAR

PRICE:
\$129,000

OPEN FOR INSPECTION:
N/A



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