



FOR SALE

WATER VIEWS OF MAROOCHY RIVER!! BEAUTIFUL, FREE STANDING 2 BEDROOM CABIN. YES, YOU CAN LIVE HERE O

Tenant currently in place, paying rent of \$350.00 per week! LIVE IN, LONG TERM!! OR INVEST LONG or short term to reap the benefits. Being very positively geared, this is an opportunity, almost too good to be true!! This gorgeous air conditioned, VERY WELL MAINTAINED, immaculate cabin, is only 15 STEPS to the beautiful Maroochy River. Being in only the second row back, there is a GREAT VIEW of the water from the front deck!! It comes FULLY FURNISHED, which includes all appliances, new dishwasher, new oven, new washing machine, TV, even the cutlery and crockery! There's even a boat ramp 50 meters away from the cabin!! This home is gorgeous, modern and air conditioned, with 2 very good sized bedrooms with ceiling fans and new carpet. There is beautiful wood grain flooring in the dining, kitchen and lounge areas. The kitchen is like NEW with new dish washer, all stainless steel appliances, stone bench tops and splash-backs and new 2-pack cupboard doors. The NEW bathroom is gorgeous and shiny, with a large shower enclosure and also has new floor tiles. The open, air conditioned living/dining area is lovely and light & bright. The modern kitchen conveniently adjoins the living areas. There is even a shed in the garden for your garden tools. You can relax on the front deck and take advantage of the outdoors or stroll over to the refreshing, cool swimming pool to take a dip. Or pull up a deck chair by the sandy river bank and throw in a fishing line or crab pot. There is a public bus stop over the road from the Resort.

If investing, you should expect to receive \$350 per week for long term rental (Tenant in place who wishes to stay on currently pays \$350 per week), and even more for short term or holiday rental. The site fees are only \$136 per week - this includes Council Rates. The only other cost is electricity & water. The cabin would also be fantastic to call your own home. It is situated in a quiet area, (it's even peaceful in holiday season), and SO close to the water for kayaking, swimming, fishing & crabbing . It's a short 5 minute walk to the Maroochy Waterfront Hotel, with counter meals, Pokies, Keno, gaming room, BWS bottle shop, 2 bars and a beautiful eatery on the deck overlooking the Maroochy River.

NO entry or exit fees
NO body Corporate fees or Committees
There are NO AGE RESTRICTIONS

2 BED | 1 BATH | 1 CAR

PRICE:
\$140,000

OPEN FOR INSPECTION:
N/A



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