



## FOR SALE

**\*\*ATTENTION INVESTORS\*\* LOW SITE FEES OF \$97/WK. GREAT RENTAL RETURNS!! READ BELOW... MAROOCHY RIV**

The site fees \$97 per week - AND this includes Council Rates. The only other costs are electricity and water.... AND it's only 50 meters to the Maroochy River for fishing, Kayaking and boat ramp. WHAT A SUPURB INVESTMENT!!!!

Being over 100 sqm, this would have to be the largest unit in the Resort. It has been well looked after and maintained and the Owner is ready to move on. INVEST WITH GREAT RETURNS!! Rental of between \$375 & \$1000 per week is achievable for short term rental (depending on the season)!! Just a short walk to throw the fishing line in and catch fresh fish for tea every day!! There is also a boat ramp at the resort to launch the tinny. Counter meals, Keno and pokies a short 5 minute walk to your very own Hotel which is on the Resort premises !! Yes - this place has it all!!

The home itself, is so very secure, private and peaceful and well out of the way from the hustle and bustle, with most residents here in this section of the Resort, are owner occupiers are very proud with the gardens and surrounds all very well kept! There is NOTHING like this on the whole of the Sunshine Coast, where you will find such an amazing position, at such an affordable price!! It also has its very own allocated, under-cover car park.

The home has air conditioning, huge lounge room and separate, open dining room. Ample kitchen with loads of storage. Ceiling fans in every room, a gas outlet for a heater, a BATH TUB as well as a separate shower, a separate toilet and large bedrooms with built-ins.

The Resort boasts - Hotel with counter lunches and dinners on the deck over looking the river, sports bar, Keno, pokies, conference centre, BWS bottle shop, boat ramp, pool, water craft hire, multiple BBQ areas, on-site mini grocery store, tour & activity bookings, DVD, book & game library, and guest laundry. There is a public bus stop over the road from the Resort.

Sorry no pets (birds on application)  
NO age restrictions  
NO entry or exit fees, just simply the monthly site fee!!

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
155,000

**OPEN FOR INSPECTION:**  
N/A



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