



## FOR SALE

### 2 BEDROOM LOW SET DUPLEX AT MAROOCHY WATERFRONT RESORT BY THE POOL!! - LIVE IN OR INVEST & RENT OUT

If you are after an AFFORDABLE home to live in OR as an investment, in a peaceful & laid-back waterfront environment, on the boundary of Maroochydore & on the beautiful Maroochy River, then come and have a look at this home - you won't be disappointed!!!

Living only a stones throw to the pristine waters of the Maroochy River's edge where you can drop in a line or crab pot or keep a kayak under the house and go for an early morning paddle!!

Any age is welcome!! This gorgeous air conditioned home, YOU CAN LIVE IN or RENT as investment with rental income of approx. \$320.00 per week!! Sorry no pets (birds on application).

The site fee (rent of land) is only \$104 per week - If you are a Pensioner or on New Start or a dependent Parent, you will receive a rent (site fee) rebate from Centrelink of approximately \$40.00 per week (means tested), making the site fee only \$64.00 per week!! There is no fear of anyone selling the land out from under you, as the property is Leasehold with appx. 75 years left on the lease!!

Everything is positive about this property - Location, cost, any age is welcome, security, easy care and the list goes on! A nice cool swimming pool for the Summer months right at your door step and a boat ramp 30m away, to launch your boat!!!

The home has ceiling fans, 2 good sized bedrooms, large combined bathroom / toilet / laundry and an open plan lounge, dining & kitchen area. There is a lovely shady verandah to sit out and while away the hours, with an amazing view of the pool!!

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 STAMP DUTY ON PURCHASE  
NO entry or exit fees

2 BED | 1 BATH | 1 CAR

PRICE:  
\$120,000

OPEN FOR INSPECTION:  
N/A



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