



## FOR SALE

### DOG FRIENDLY BY THE BEAUTIFUL MAROOCHY RIVER!! SECURE COMPLEX, IMMACULATE 2 YO HOME ONLY 5 MINS TO SUNSHINE PLAZA

For over 50s, this beautiful home has everything to suit your needs in a new home. Everything is just spotless! There are high raked ceilings, bamboo wood flooring, a huge entertaining deck, shed, gorgeous modern kitchen and a lovely open living space incorporating the lounge, separate dining area and kitchen. The bathroom is lovely - there are 2 toilets in the home!! There are miles and miles of walking paths along the waterfront. 3 bedroom homes of the same age & great quality, in the same complex have RECENTLY SOLD between \$385,000 and \$430,000 just for the extra bedroom!!!

"Gateway Lifestyle" provides a safe and secure environment and keeps your investment safe. There's a beautiful big swimming pool for the summer months, a gym, library, tennis courts and large community area for functions, b-b-ques and activities. The entrance & exit is boom gate coded for your peace of mind.

REASONABLE SITE FEES OF \$104.00 PER WEEK AFTER PENSIONER & NEW START GOVERNMENT RENT REBATE (MEANS TESTED) OR \$169 PER WEEK FOR ALL OTHER OVER 50s . THE SITE FEE COVERS USE OF ALL FACILITIES & MAINTENANCE IN AND AROUND THE RESORT.

NO ENTRY OR EXIT FEES!  
NO COUNCIL RATES!  
NO STAMP DUTY ON PURCHASE  
PET FRIENDLY (One small dog only)  
THE VILLAGE IS BOOM GATE CODED FOR SECURITY  
DISCOUNTED ELECTRICITY & WATER  
COURTESY BUS  
SWIMMING POOL, TENNIS COURT, CLUB HOUSE AND AN ACTIVE SOCIAL CLUB

Situated 90 mins to Brisbane, 5 mins to Sunshine Plaza and Maroochydore town centre, 2 mins to local pub for counter lunches & dinners, medical, grocery store & bakery, 10 mins to surfing beaches and Maroochy Airport where you can catch direct flights to Sydney, Melbourne,

2 BED | 2 BATH | 1 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



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