



FOR SALE

DOG FRIENDLY FOR OVER 50S BY THE BEAUTIFUL MAROOCHY RIVER!! SECURE COMPLEX, IMMACULATE 2 YO HOME

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 sparkling kitchen and a lovely open living space incorporating the lounge, dining and kitchen. Both bathrooms are lovely, new and bright!! There are miles and miles of walking paths along the waterfront, only meters from your door step.

"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 \$106.00 PER WEEK AFTER PENSIONER & NEW START GOVERNMENT RENT REBATE (MEANS TESTED) OR \$172 PER WEEK FOR NON PENSIONERS / NEW START . THE SITE FEE COVERS USE OF ALL FACILITIES & MAINTENANCE IN AND AROUND THE VILLAGE.

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, Adelaide and New Zealand.

3 BED | 2 BATH | 1 CAR

PRICE:
\$408,000

OPEN FOR INSPECTION:
N/A



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