



FOR SALE

PRIVATE, WELL MAINTAINED HOME WITH 2 LIVING AREAS & 2 BEDROOMS, IN MAROOCHYDORE BY THE MAROOCHY RIVER

(Site fees see below)

The Owner has just spent over \$20,000 on the extra bedroom new flooring and a new carport here, making the home so comfortable and roomy. This lovely air conditioned home, with 2 living areas & 2 bedrooms, Maroochydore at 1 Diura Street and is less than 100 m to the beautiful Maroochy River, where you can walk until your heart is content along the beautiful pathways of Bradman Avenue - try your hand at fishing, or paddle your kayak into the Sunset!!

The home is very well maintained & freshly painted and is low maintenance. It has 2 bedrooms with built-in wardrobes. The kitchen has plenty of cupboard space. There is a great, indoor entertainment area / 2nd living area with great ventilation to stay cool in the summer months.

FEATURES OF THE PROPERTY

Comes with current gas and electrical Safety Certificates

Over 35yo preferred to reside

In a very private area of Village

2 Air conditioners!!

2 Living areas

2 carports (1 under cover)

Freshly painted

Shed for garden tools

The entrance is boom gate coded for peace of mind & security.

REASONABLE SITE FEES. AFTER CENTRELINK PENSIONER & NEW START GOVERNMENT RENT REBATE (MEANS TESTED), \$111.00 PER WEEK OR \$176 PER WEEK FOR NON PENSIONERS & NON NEW START. THE SITE FEE COVERS USE OF FACILITIES, MAINTENANCE IN AND AROUND THE VILLAGE AND RENT OF THE LAND UNDER YOUR HOME. (Please note, the full site fee of \$176, is payable to the park, then Centrelink refunds \$65.00)

NO DOGS OR CATS ALLOWED
CARRYING CHILDREN ALLOWED

2 BED | 1 BATH | 2 CAR

PRICE:
\$74,900

OPEN FOR INSPECTION:
N/A



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