



## FOR SALE

### 4YO IMMACULATE 2 BEDROOM HOME BY THE POOL & 100M TO THE BEAUTIFUL MAROOCHY RIVER - FOR OVER 50S

(Site fees see below) This lovely air conditioned 4 YO home, with 2 bedrooms, presents as brand new inside & out & is right on Bradman Avenue, Maroochydore (Cnr 1 Diura Street) and less than 100 m to the beautiful Maroochy River, where you can walk until your heart is content, try your hand at fishing, or paddle your kayak out to the river mouth to catch a wave!!

This lovely 4YO home has 2 bedrooms with built-ins. The kitchen is sparkling & new & has plenty of cupboard space.

#### FEATURES OF THE PROPERTY

Security screens on all windows & doors

Awnings on external windows

NEW huge rain water tank

NEW hot water system

Oven only 3 months old

Air conditioner only 3yo

No loans available for this property

People watching - View of the pool from verandah!!

For over 50s

Cannot be rented - owner occupier only

At "Maroochy River Park", there's a beautiful swimming pool to take a dip, B-B-Qs, social activities, bus run to Sunshine Plaza on Thursdays, indoor bowls, darts and a library run fortnightly. The entrance is boom gate coded for peace of mind & security.

REASONABLE SITE FEES OF \$124.00 PER WEEK AFTER PENSIONER & NEW START GOVERNMENT RENT REBATE (MEANS TESTED). OR \$189 PER WEEK FOR NON PENSIONERS & NON NEW START. THE SITE FEE COVERS USE OF ALL FACILITIES, MAINTENANCE IN AND AROUND THE VILLAGE AND RENT OF THE LAND UNDER YOUR HOME.

SORRY NO DOGS OR CATS ALLOWED

NO ENTRY OR EXIT FEES!!

2 BED | 1 BATH | 1 CAR

PRICE:  
\$165,000

OPEN FOR INSPECTION:  
N/A



**Bev Rolfe**  
**0412363604**

bevrolfe@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)