



## FOR SALE

### GORGEOUS, AS NEW MANUFACTURED HOME!! 2 BEDROOMS PLUS OFFICE!! - RIGHT ON THE MAROOCHY RIVER!!

(Site fees see below)

You will not find a home in better condition! With 2 LARGE bedrooms PLUS OFFICE, this beautiful air conditioned home is definitely a must see - it is in GREAT condition!!!! Large lounge room, separate dining area, large kitchen with breakfast bar. Huge back entertainment area & back yard. Carport will fit a small caravan plus 1 car, or 3 cars (just take the petition out) - currently, as it is with the petition, 1 car will fit under cover and one car can park in driveway.

The home is located at "Maroochy River Park", at 1 Diura Street, Maroochydore and less than 100 m to the beautiful Maroochy River, where you can stroll until your heart is content, try your hand at fishing, or paddle your kayak out to the river mouth to catch a wave!!

#### FEATURES OF THE PROPERTY

- Air conditioning (IS NEW)
- 2 bedrooms
- Office
- Separate laundry
- Ceiling fans in lounge and 2 bedrooms
- Huge shower & large linen cupboard
- Awnings on external windows
- NEW hot water system
- Under house access for storage of large items
- Steel framed home
- Separate toilet
- For over 50s
- Cannot be rented - owner occupier only
- Sorry - no dogs or cacs

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.

2 BED | 1 BATH | 3 CAR

PRICE:  
\$230,000

OPEN FOR INSPECTION:  
N/A



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