



FOR SALE

INVEST OR LIVE HERE. POSITIVE GEARED RENTAL INVESTMENT PROPERTY! 2 BEDROOM FREE STANDING COTTAGE - ATTACHED CARPORT & 2 SHEDS. 2 MINS MAROOCHYDORE

LIVE HERE PERMANENTLY OR USE YOUR EQUITY LOAN FOR THIS GREAT POSITIVE GEARED INVESTMENT!!!! YOUR ANNUAL RETURN ON INVESTMENT AFTER ALL EXPENSES \$5,572 !! EQUITY LOANS ONLY!

OR LIVE HERE YOURSELF - THERE IS NOTHING TO DO HERE BUT MOVE IN!!!! Kick back and enjoy the fantastic Sunshine Coast lifestyle at Harbourside Resort, Diddillibah on the boundary of Maroochydore AND Central to town.....within 5 - 10 minute drive to ALL conveniences of Maroochydore. Buy the house and rent the land. SITE FEES (rent of the land) ONLY \$115 per week BEFORE Centrelink rebate. AFTER CENTRELINK REBATE you will only be paying appx. \$70.00 per week (FOR PENSIONERS , NEW START OR SINGLE MUMS)!!!!!! This home has 2 good sized bedrooms, BOTH with BUILT-IN wardrobes & ceiling fans, large combined bathroom & laundry and there is a separate toilet. An open plan kitchen, dining & lounge area with ceiling fans in lounge and both bedrooms. There is a lovely verandah to enjoy a cuppa or drinks with your friends & family!! Living only a stones throw to the pristine waters of the Maroochy River's edge, where you can go for an early morning paddle or drop in a line and catch your breakfast and dinner!!

FEATURES:

- 2 Sheds
- Under house storage for kayak, surf ski, etc.
- Carport adjoined to the home!!
- 2 Swimming pools
- 2 Tennis Courts
- Any age is welcome!!
- Sorry - no dogs or cats, birds allowed on application to Management

If you are looking for an AFFORDABLE home to live in OR as an investment (appx. rental income appx. \$340/wk), in a peaceful & laid-back environment close to the Maroochy River, walking paths and beaches, and within a stone's throw to Maroochydore, then come and have a look at this home..... you will be surprised at how much living space there is!

It's just a short 2 minute walk to the friendly Maroochy Waterfront Hotel, with counter meals

2 BED | 1 BATH | 1 CAR

PRICE:
\$169,000

OPEN FOR INSPECTION:
N/A



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