



SOLD

LIVE IN PERMANENTLY OR INVEST!! ANY AGE WELCOME!! LOVELY 2 BEDROOM RENOVATED DUPLEX IN SECURE & PEACEFUL COMPLEX - 5 MINUTES TO MAROOCHYDORE!!

SEE SITE FEES & INVESTMENT DETAILS BELOW.....

YES ANY AGE WELCOME! This beautiful, well maintained, modern, air conditioned, 2 bedroom duplex, with NEW A/C and under-cover carport, is located to one side of the resort where there is very little people traffic! There is a B-B-Que area close, to have Friends and Family over to take advantage of the outdoors and a refreshing, cool swimming pool to take a dip. The home has an airy verandah leading up to the front door which is great to sit and enjoy the river breezes, read a book or take in the scenery of the beautiful park-like surrounds. There are two good sized bedrooms, both with built-ins (new mirrored robes), ceiling fans and carpeted with a combined two-way bathroom. The open, air conditioned living/dining area is light and bright with beautiful wood grain finished flooring. The modern, as new kitchen, conveniently adjoins the living area. There is a garden shed, gardens & under house storage. AND..... it's only 100 meters to the Maroochy River for fishing and Kayaking and boat ramp. WHAT A GREAT INVESTMENT!!!!

The site fees are only \$118 per week..... OR FOR PENSIONERS, NEW START OR SINGLE MUMS, THE SITE FEE IS ONLY APPX. \$70 PER WEEK AFTER CENTRELINK REBATE (means tested). Live here yourself permanently or invest and rent out the current Tenant is paying \$330.00 per week. The only other costs are electricity and water - NO RATES - NO STAMP DUTY.

FOR INVESTORS!! Rent it out, short OR long term - any age welcome!! If investing, the current long-term Tenant, who WISHES TO STAY ON in the cabin, is paying \$330 per week. \$350 /week is achievable. THE CURRENT GROSS RENTAL YIELD IS FANTASTIC, AT APPX. 7.7%!!! THIS BEATS THE BANK INTEREST RATES BY FAR!!!!

NO entry or exit fees
NO body Corporate fees or Committees
There are NO AGE RESTRICTIONS
Copy on note (hide on application)

2 BED | 1 BATH | 1 CAR

PRICE:
\$137,500

OPEN FOR INSPECTION:
N/A



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