



# FOR SALE

## MAROOCHYDORE BEAUTY!! AT BIG 4 MAROOCHY RIVER PARK - 100M WALK TO RIVER'S EDGE!! FOR OVER 50S

(See Site fees below)

This lovely air conditioned home with 2 bedrooms, presents as a display home 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. So if you love the water's edge, fishing, paddling your kayak or going for a stroll, then this is the place to live !!

The kitchen is sparkling & new & has plenty of cupboard space. The bathroom & laundry is also new with large shower space & loads of cupboard space!! There is a separate dining area and Large lounge room. Beautiful gardens and trees surround the home.

### FEATURES OF THE PROPERTY:

- Security screens on all windows & doors
- Ceiling fans in all rooms
- Full sized dishwasher
- Air conditioner Inverter type (quiet and low cost to run)
- Separate dining area
- Large lounge room
- Garden shed
- Gas hot water system
- Gas stove top / electric oven

REASONABLE SITE FEES OF \$124.00 PER WEEK AFTER PENSIONER & NEW START GOVERNMENT RENT REBATE (MEANS TESTED). OR \$192 PER WEEK FOR NON PENSIONERS & NON NEW START. THE SITE FEE COVERS MOWING YOUR GRASS, USE OF ALL FACILITIES, MAINTENANCE IN AND AROUND THE VILLAGE AND RENT OF THE LAND UNDER YOUR HOME.

At Big 4 "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 | 1 CAR

PRICE:  
\$239,000

OPEN FOR INSPECTION:  
N/A



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