



FOR SALE

DUPLEX WITH PARK VIEWS FULLY FURNISHED - ONLY 10 MINS TO SURF BEACHES AT MAROOCHYDORE & MUDJIMBA - ANY AGE OK! LIVE IN PERMANENT OR INVEST

SITE FEES ONLY \$126.00 PER WEEK OR \$70 PER WEEK FOR PENSIONERS / JOB SEEKER (after Centrelink rebate)!!! GREAT TO LIVE IN OR AS INVESTMENT! FULLY FURNISHED!!

This very affordable well maintained duplex, is only a stones throw away from the beautiful Maroochy River. There are 2 good sized bedrooms with built-in wardrobes and ceiling fans, two way bathroom AND an extra built-in front room, which could be a third room for visitors, office, sitting room or for use as extra storage.

The home 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 a built-in third room at the front of the home, and a small verandah to sit and enjoy the river breezes, read a book or take in the scenery of the beautiful park-like surrounds. The open, air conditioned living/dining area is very spacious with dining area at one end. The kitchen, conveniently adjoins the living area. There are 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 home comes fully furnished at no extra cost with all furniture that is seen in the photos also, appliances, cutlery & crockery.

The site fees are only \$126 per week..... OR, FOR PENSIONERS, JOB SEEKER OR SINGLE MUMS, THE SITE FEE IS ONLY APPX. \$70 PER WEEK AFTER CENTRELINK REBATE. Live here yourself permanently or invest and rent out. The only other costs are electricity and water (separately metered) - there are **NO RATES & NO STAMP DUTY** on the purchase.

FOR INVESTORS!! Rent it out \$330 to \$350 /week, short OR long term !!

NO entry or exit fees
NO body Corporate fees or Committees
There are **NO AGE RESTRICTIONS**

2 BED | 1 BATH | 1 CAR

PRICE:
\$139,000

OPEN FOR INSPECTION:
N/A



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