



SOLD

2 BEDROOM LOW SET DUPLEX AT MAROOCHY WATERFRONT RESORT BY THE POOL!! - LIVE IN OR INVEST & RENT OUT

(SEE SITE FEES BELOW)

If you are after an AFFORDABLE home to live in OR an investment, in a peaceful & laid-back waterfront environment, on the boundary of Maroochydore & Diddillibah and on the beautiful Maroochy River, then come and have a look at this home - you won't be disappointed!!!

The home has air conditioning & ceiling fans. There is a lovely shady verandah to sit out and while away the hours, with an amazing view of the pool!! 2 good sized bedrooms with built-ins, large combined bathroom / toilet / laundry and an open plan lounge, dining & kitchen area. The dining room is an added extra area, making the home very spacious.

Living only a stones throw to the pristine waters of the Maroochy River's edge, where you can drop in a line or crab pot or keep a kayak under the house and go for an early morning paddle!!

Any age is welcome!! This gorgeous air conditioned home, YOU CAN LIVE IN or RENT as an investment with rental income of approx. \$330 to \$340.00 per week!! Sorry no pets (birds on application).

The site fee (rent of land) is only \$126 per week - If you are a Pensioner or on Job Seeker or a dependent Parent, you will receive a rent (site fee) rebate from Centrelink of approximately \$56.00 per week (means tested), making the site fee ONLY \$70.00 PER WEEK!! There is no fear of anyone selling the land out from under you, as the property is Leasehold with appx. 75 years left on the lease!!

Everything is positive about this property - Location, cost, any age is welcome, security, easy care and the list goes on! A nice cool swimming pool for the Summer months right at your door step and a boat ramp 30m away, to launch your boat!!!

It's a short 5 minute walk to the Maroochy Waterfront Hotel, with counter meals, pokies, Keno, gaming room, BWS bottle shop, 2 bars and a beautiful eatery on the deck overlooking the Maroochy River.

NO STAMP DUTY ON PURCHASE

2 BED | 1 BATH | 1 CAR

PRICE:
\$159,000

OPEN FOR INSPECTION:
N/A



Bev Rolfe
0412363604
bevrof@atrealty.com.au
www.atrealty.com.au