



# SOLD

## PET FRIENDLY & SHORT WALK TO MAROOCHY RIVER - THE PERFECT HOUSE IN THE PERFECT POSITION - FOR OVER 50S AT "MAROOCHY SHORES" MAROOCHYDORE

For over 50s. This beautiful, AS NEW home, is ready to move into now!!

This gorgeous, modern, low maintenance home, has all of the modern comforts you need, for your new carefree lifestyle!! Everything is sparkling and new! There are high raked ceilings, bamboo wood flooring, a huge under-cover entertaining deck, large workshop/shed, gorgeous modern kitchen with pantry & stainless steel appliances and a lovely open living space incorporating the lounge, dining area and kitchen. There is an ensuite in the main bedroom and there are 2 toilets in the home!! The bedrooms are both king sized and have ceiling fans and built-ins. There are security screens on all windows and doors. AND the garden is a wonderland!!!

Here, you can relax, read a book or do nothing at all, or enjoy the swimming pool, gym or library, or even take a walk along the endless pathways stretching along the lovely Maroochy River, right outside your home, all the way to the Sunshine Coast beaches.

"Maroochy Shores" provides a safe and secure environment and keeps your investment safe. There's a beautiful big swimming pool for the summer months, a gym, library and large, brand new community area for functions, B-B-Q by the lake and activities organised by the Social Club. The entrance & exit are boom gate coded for peace of mind & security.

REASONABLE SITE FEES OF \$107.00 PER WEEK AFTER PENSIONER & NEW START GOVERNMENT RENT REBATE (MEANS TESTED) OR \$176.00 PER WEEK FOR ALL OTHER OVER 50s . THE SITE FEE COVERS USE OF ALL FACILITIES & MAINTENANCE IN AND AROUND THE RESORT.

NO ENTRY OR EXIT FEES!  
NO COUNCIL RATES!  
NO WATER BILLS!!  
NO STAMP DUTY ON PURCHASE

2 BED | 2 BATH | 1 CAR

PRICE:  
\$355,000

OPEN FOR INSPECTION:  
N/A



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