



**SOLD**

## WATERFRONT CABIN - FOR OWNER OCCUPIER OR RENT IT OUT - ANY AGE IS WELCOME!!!

Any age is welcome!! This gorgeous and IMMACULATE air conditioned home, YOU CAN LIVE IN or RENT as investment with proven income of \$360.00 per week!! Sorry no pets (birds on application). Only 7 meters to the Maroochy River's edge where you can drop in a line or crab pot!!

The site fee (rent of land) is only \$135.00 OR \$90.00 per week - If you are a Pensioner or on New Start or a dependent Parent, you will receive a rent (site fee) rebate from Centrelink of approximately \$45.00 per week (means tested), making the site fee only \$90.00 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! There is even a nice cool swimming pool for the Summer months right at your door step and a boat ramp 30m away, to launch your boat!!!

The home has ceiling fans, 1 good sized bedroom, large combined bathroom / toilet / laundry and an open plan lounge, dining & kitchen area. There is a lovely shady verandah to sit out and while away the hours, with an amazing view of the Maroochy River!! For the gardener there is even a shed!

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**

NO entry or exit fees

NO body Corporate fees or Committees

**NO AGE RESTRICTIONS**

Pensioners, New Start & people with dependent children, receive a substantial rent (site fee) rebate from Centrelink (means tested)

The majority of residents here are Owner Occupiers

To purchase, cash or equity (line of credit) is required (due to bank conditions). Personal loans

**1 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$220,000

**OPEN FOR INSPECTION:**  
N/A



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