



# SOLD

**LIVE IN PERMANENTLY OR INVEST!! ANY AGE WELCOME!! LOVELY 2 BEDROOM RENOVATED DUPLEX IN SECURE & PEACEFUL COMPLEX - 5 MINUTES TO MAROOCHYDORE!!**

SEE SITE FEES & INVESTMENT DETAILS BELOW.....

YES ANY AGE WELCOME! This beautiful, well maintained, modern, air conditioned, 2 bedroom duplex, with under-cover carport, 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 an airy verandah leading up to the front door which is great to sit and enjoy the river breezes, read a book or take in the scenery of the beautiful park-like surrounds. There are two good sized bedrooms, both with built-ins (new mirrored robes), ceiling fans and carpeted with a combined two-way bathroom. The open, air conditioned living/dining area is light and bright with beautiful wood grain finished flooring. The modern, as new kitchen, conveniently adjoins the living area. There is a garden shed, 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 site fees are ONLY \$119 per week..... OR FOR PENSIONERS, NEW START OR SINGLE MUMS, THE SITE FEE IS ONLY APPX. \$67 PER WEEK AFTER CENTRELINK REBATE (means tested). Live here yourself permanently or invest and rent out the current Tenant is paying \$330.00 per week. The only other costs are electricity and water - NO RATES - NO STAMP DUTY - NO ENTRY OR EXIT FEES.

FOR INVESTORS!! Rent it out, short OR long term - any age welcome!! If investing, the current long-term Tenant, who WISHES TO STAY ON in the cabin, is paying \$330 per week. \$350 /week is achievable. THE CURRENT GROSS RENTAL YIELD IS FANTASTIC, AT APPX. 7.7%!!! THIS BEATS THE BANK INTEREST RATES BY FAR!!!!

NO entry or exit fees  
 NO body Corporate fees or Committees  
 There are NO AGE RESTRICTIONS  
 Sorry no pets (birds on application)  
 The majority of residents here are Owner Occupiers

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

PRICE:  
 \$159,500

OPEN FOR INSPECTION:  
 N/A



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