



FOR SALE

PET FRIENDLY - CUTE RENOVATOR AT "MAROOCHY SHORES" (EX. "GATEWAY LIFESTYLE") FOR OVER 50S

PET FRIENDLY !!

Affordable manufactured home in Maroochydore, right on the edge of the village, looking out over the fields from the privacy of your back court yard and at the end of a quiet cul-de-sac! THERE'S ROOM TO PARK 2 OR 3 CARS PLUS A BOAT - At "Maroochy Shores" (Previously "Gateway Lifestyle").

This lovely air conditioned, 2 bedroom home has a built-in front verandah (currently used as an office), bright and airy, open living area, a garden shed in the back yard and a great outdoor private courtyard overlooking the footy field. It is the most sort after cul-de-sac in the village with very little traffic!!

RESORT FEATURES:

This classy Resort has a beautiful swimming pool, BRAND NEW BEAUTIFUL functions room with yoga, Tai Chi, Qigong classes, a gym, library and B-B-Qs. The Resort also has its own restaurant with VERY reasonable prices AND...it's open for cooked breaky & coffee every day!! Within a short walk, the beautiful Maroochy River awaits to enjoy fishing, crabbing, kayaking, water sports or just stroll along the kilometers of scenic pathways! If you are a social person, there are Social Club activities too! A public bus stop is located at the front of the Resort. There is also a Courtesy bus to take you to Sunshine Plaza twice per week and free trips out to a special location once per month! The Resort is boom gate coded for security. Pensioners & New Start participants can claim a rebate of \$69.00/week on the site fee from Centrelink (see more below)

YES 1 DOG IS ALLOWED ON APPLICATION!! SORRY NO CATS (UNLESS CARE ANIMAL WITH DOCTOR APPROVAL)
NO RATES OR WATER CHARGES
ONLY 100m TO BEAUTIFUL MAROOCHY RIVER!
NO ENTRY OR EXIT FEES - NO COUNCIL RATES!!
DISCOUNTED ELECTRICITY!!
NO STAMP DUTY ON PURCHASE!!
SELL ANY TIME WITH NO PENALTIES!!
NOT PAY FOR ELECTRICITY USAGE

2 BED | 1 BATH | 1 CAR

PRICE:
\$165,000

OPEN FOR INSPECTION:
N/A



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