



SOLD

**DUPLEX - THE BEST HOME IN THE VILLAGE!!!
ABSOLUTELY IMMACULATE, 2 BEDROOMS WITH
32SQM OF BUILT IN VERANDAHS. SHORT WALK
TO THE MAROOCHY RIVER**

This beautiful air conditioned home with under-cover carport, is undoubtedly the best in the village! There are 2 gorgeous, good sized bedrooms, both with new carpet, ceiling fans & built-ins. There are sparkling white tiles throughout the rest of the home, including an amazing, fully built-in interior "verandah" wrapping around and joining 2 sides of the home into one huge 2nd living area, in addition to the lounge room. The kitchen is without a mark, and lots of cupboard space including a pantry. The home has a large combined, toilet / bathroom / laundry, in between the two bedrooms. The home has a garden shed on a slab.

This VERY RARE opportunity doesn't come along every day!! Live within a hop, skip and a jump to Maroochydore Town Centre and only 100 metres to the beautiful Maroochy River! Sit on your peaceful deck and enjoy the tranquil atmosphere, living at the quiet edge of this lovely Village with great neighbours!!

Any age is welcome!! YOU CAN LIVE HERE or RENT IT OUT. Sorry no pets (birds on application).

The site fee (rent of land) is only \$112.00 per week - And if you are a Pensioner or on New Start or a dependent Parent, you will receive a rent (site fee) rebate from Centrelink, making the site fee only appx. \$68.00 per week!! There is no fear of anyone selling the land out from under you, as the property is Leasehold with appx. 71 years left on the lease!!

Everything is positive about this property - Location, cost, any age is welcome, low site fees, security, easy care and the list goes on! There is even a nice cool swimming pool for the Summer months and a boat ramp, 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.

2 BED | 1 BATH | 1 CAR

PRICE:
\$270,000

OPEN FOR INSPECTION:
N/A



Bev Rolfe
0412363604

bevrolfe@atrealty.com.au
www.atrealty.com.au