



**SOLD**

## LARGE MANUFACTURED HOME - MAROOCHYDORE BY THE RIVER - PET FRIENDLY "MAROOCHY SHORES" (EX. GATEWAY LIFESTYLE) FOR OVER 50S

This beautiful air conditioned home, freshly painted, is right in the centre of the beautiful Sunshine Coast and is very low maintenance and only a hop, step and a jump to the beautiful Maroochy River with miles of walking paths to stroll, ride your bike or take your dog for a walk.

The home is very spacious, with a lovely front verandah, huge lounge / dining area, lovely kitchen with loads of cupboard space and 3 bedrooms.

There is a 1 car carport and garden shed, a separate toilet and a separate laundry with linen cupboard.

Buy the home and pay a weekly site fee. Site fees (rent of land) are a low \$119 per week for Pensioners and Job Seekers (means tested), AFTER Centrelink rebate. Or \$190.00/week for all others. No other on-going fees!! Just electricity and house insurance.

### FEATURES OF THE VILLAGE:

LARGE UNDER-COVER B-B-QUE AREA BY THE LAKE

LARGE RESORT STYLE SWIMMING POOL

BRAND NEW COMMUNITY CENTRE FOR ENTERTAINING OR CHILLING OUT WITH FRIENDS

YOGA, TAI CHI, QIGONG CLASSES, GYM, LIBRARY & B-B-Qs

NO ENTRY OR EXIT FEES!

NO COUNCIL RATES!

SELL ANY TIME WITH NO PENALTIES!!

JUST PAY FOR ELECTRICITY USAGE!!

REASONABLE SITE FEES - PENSIONERS TAKE OFF GOVERNMENT REBATE OF \$71 PER WEEK

NO STAMP DUTY ON PURCHASE

PET FRIENDLY - YES 1 DOG (UNDER 8 KGS) IS ALLOWED ON APPLICATION!! SORRY NO CATS (UNLESS CAGE ANIMAL WITH DOCTOR APPROVAL)

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

**PRICE:**  
\$381,000

**OPEN FOR INSPECTION:**  
N/A



**Bev Rolfe**  
**0412363604**

bevrolfe@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)