



**SOLD**

**FIRE SALE!! CASH BUYER REQUIRED - HUGE PRICE REDUCTION- ON THE LAKE, WALK TO MAROOCHY RIVER, PET FRIENDLY, BEAUTIFUL 1YO HOME MAROOCHYDORE. OVER 50S**

**PRICE REDUCED BY \$40,000!!! Must be sold by Monday!**

This amazing 3 bedroom, 2 bathroom home RIGHT ON THE LAKE, has all you need to enjoy your retirement years, in the comfort of a home that looks and feels like BRAND NEW (only 1yo)!!! It is air conditioned, has beautiful wooden floors and raked ceilings. So there is absolutely nothing to do or spend!!! The Maroochy Shores Village has absolutely no tourists OR on-site caravans - (Permanent residents' homes only!!) Your dog is welcome too (under 8 kgs)! The home is low maintenance with steel frame, located in Maroochydore within a 100m walk to the Maroochy River where you can drop in a line or go for a kayak ride. The lake, is home to many different species of beautiful bird life . Stroll around the lake's board walk, or have friends over at the B-B-Q area right on the lake!! It is only a 500m walk to the local hotel for counter meals. A cafe is also located in the Village for meals, coffee, tea and snacks, over by the lovely Pool.

There are 2 good sized bedrooms, the main is KING SIZED with a beautiful ensuite, plus there's an office or 3rd bedroom. The home is air-conditioned with gorgeous wooden flooring in living areas. The kitchen is sparkling, with a dishwasher, gas stove, large pantry and loads of cupboard space. The two lovely bathrooms are very spacious with heating and extra large showers! There is an instant gas hot water system.

Enjoy the deck where you will be spending most of your time in the summer months!!! There are also beautiful landscaped areas around the home and enough room for a vege patch.

**NO ENTRY OR EXIT FEES!**

**NO COUNCIL RATES!**

**REASONABLE SITE FEES CURRENTLY \$125.00/WEEK AFTER CENTRELINK REBATE OF \$71.00 FOR PENSIONERS AND JOB SEEKER OR \$195.00 PER WEEK FOR ALL OTHERS (OVER 50).**

**NO STAMP DUTY ON PURCHASE**

**THE VILLAGE IS BOOM GATE CODED FOR SECURITY DISCOUNTED ELECTRICITY**

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

**PRICE:**  
**\$499,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**Legend:-**  
 ADH - aluminium double hung window  
 ASW - aluminium sliding glass window  
 ASD - aluminium sliding glass door

**Note:**  
 -Window code 1215 denotes height x width (1200h x 1500mm w)  
 (820) denotes width of doors x 2040mm high  
 -laundry windows to be provided with obscure glass

**Vanity Type:-**  
 1. 750mm wide  
 2. 900mm wide  
 3. 1200mm wide

**Typical Appliance space clearance dimensions:-**  
 Refrigerator - 1800mm high x 900mm wide  
 Washing Machine - 600mm wide  
 Microwave oven - 500mm wide x 400mm high  
 Dishwasher - 450mm wide



**CONSTRUCTION ISSUE**

issue	date	revision
01	15/04/15	construction issue

job no. 1216  
 scale 1:100 @ A4 glrp  
 drawing no. WD.3121 L  
 issue 01  
 date 04/15

0 1m 2m 5m

**drawing title floor plan - walker-carport (left)**

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Gateway Lifestyle Residential Parks  
 Typical House Plans



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.