



**SOLD**

## SPACIOUS LIVING

A nice investment for the future on this well presented and maintained 2 bedroom, quite spacious unit is now available for an astute buyer, either looking for an investment or residence. The unit is located close to car parking and has ramp access

Maroochy Cabins Complex is situated by the banks of Eudlo Creek, which runs into the Maroochy river, so expect some good fishing and water activities. It has a number of facilities such as in ground pool, BBQ areas, and entertainment venue within walking distance.

A short drive will see you at Maroochy CBD with its shopping, entertainment, restaurants, and some of the Sunshine coasts best beaches. With the completion of the new pedestrian and cycle bridge, a healthy lifestyle awaits.

### Investment information

Monthly ground rent \$ 525pm

No council fees

Insurance approx \$600pa

Utilities per meter

No pets allowed

Currently tenanted till late July

Possible rental \$420pw

Please note property is leasehold, must be cash purchase or equity loan against another freehold property to purchase.

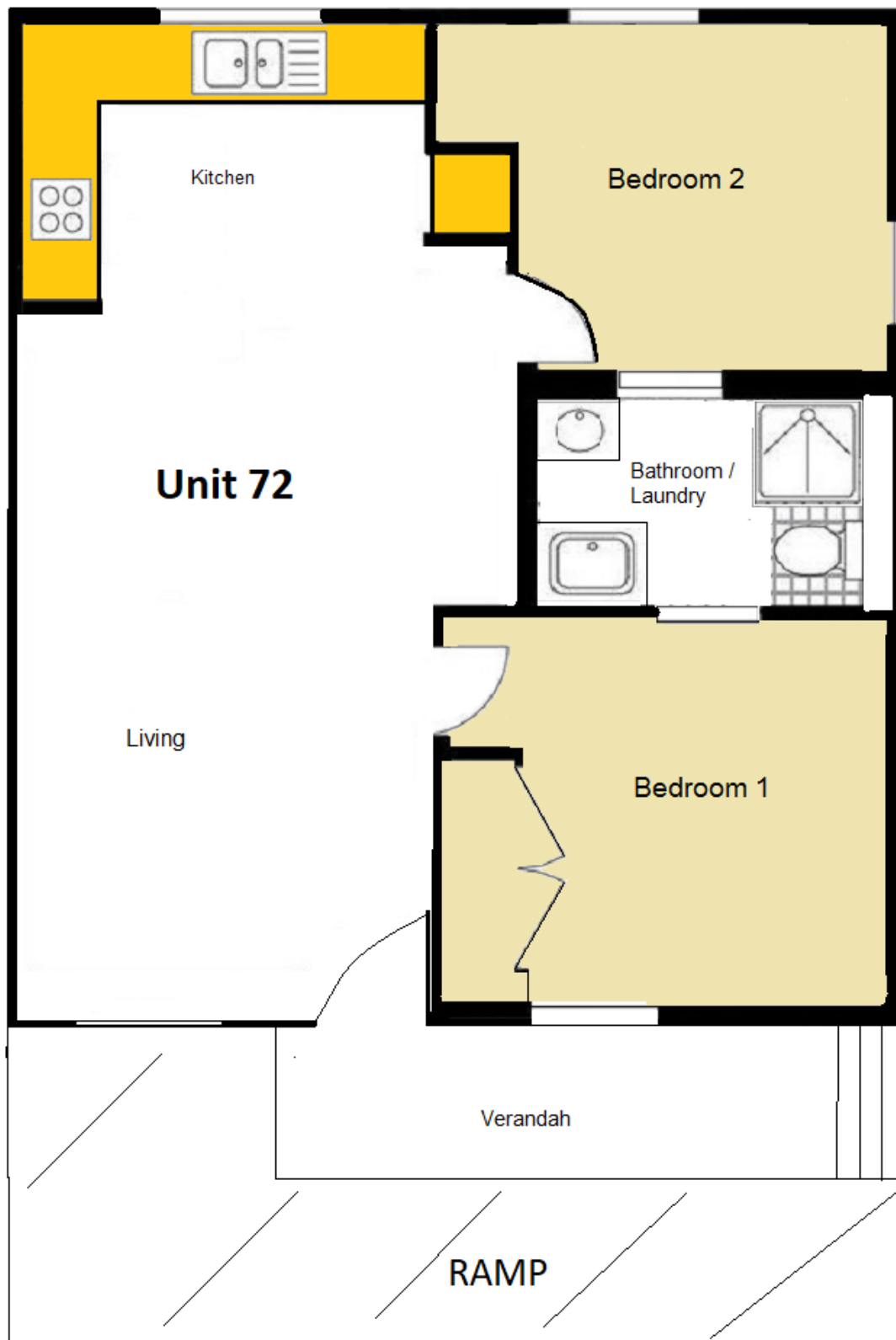
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$245,000

**OPEN FOR INSPECTION:**  
N/A



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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.