



**SOLD**

## SPACIOUS LITTLE WONDER

With the pool within sight of the verandah and the carparking within arms length, this fully furnished duplex unit is a nice space to invest. Many residents have found a home within easy reach of the best that the Sunshine coast has to offer.

This two bedroom unit is a leasehold property, is close to the Maroochy river, and less than 10 minutes to the best of the Sunshine coast has to offer. The resort has a community pool for residents, BBQ areas and some nice waterfront spots for residents to sit and enjoy the river frontage.

Being leasehold (not owning the land) with a monthly ground fee of \$555.71 which looks after the facilities and garden surrounds, it is an affordable place to look to the future.

### Further Information

- No council or body corp fees
- Monthly ground fee \$555.71 indexed with CPI yearly
- Utilities are individually metered
- No age restrictions
- No pets
- No entry or exit fees
- Stamp duty is payable
- The land lease is until 2089
- Possible rental \$440 - \$460pw

Owners have a two meter boundary surrounding the unit for their own garden, or a storage shed. The unit car parking is right outside the unit and the waters edge not too far away. There is storage for other vehicles in a fenced lock up and resort gardens are attended to regularly.

Note: No finance is available for leasehold purchases unless through an equity loan

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

**PRICE:**  
\$270,000

**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.