



FOR SALE

LIVE IN PERMANENTLY OR INVEST!! ANY AGE WELCOME!! LOVELY 2 BEDROOM DUPLEX IN SECURE & PEACEFUL COMPLEX - 5 MINUTES TO MAROOCHYDORE!!

SEE SITE FEES & INVESTMENT DETAILS BELOW.....

YES ANY AGE WELCOME! This beautiful, well maintained, modern, air conditioned, 2 bedroom duplex, with under-cover carport, is located to one side of the resort where there is very little people traffic! There is a B-B-Que area close, to have Friends and Family over to take advantage of the outdoors and a refreshing, cool swimming pool to take a dip. The home has an airy verandah leading up to the front door which is great to sit and enjoy the river breezes, read a book or take in the scenery of the beautiful park-like surrounds. There are two good sized bedrooms, both with built-ins (new mirrored robes), ceiling fans and carpeted with a combined two-way bathroom. The open, air conditioned living/dining area is light and bright with beautiful wood grain finished flooring. The modern, as new kitchen, conveniently adjoins the living area. There is a garden shed, gardens & under house storage. AND..... it's only 100 meters to the Maroochy River for fishing and Kayaking and boat ramp. WHAT A GREAT INVESTMENT!!!!

Live here yourself permanently or invest and rent it out!! The site fees are ONLY \$143.00 per week. This home could achieve \$465.00 to \$485.00 per week in rental income. The current Tenant is paying \$350.00 per week. This Tenant has been there for appx. 6 years and a very good tenant and is happy to stay on if needed. Rates are currently \$213.00 per 1/2 year. You pay for your own electricity and water usage (Tenant would pay for water and electricity). THERE ARE NO ENTRY OR EXIT FEES.

NO entry or exit fees

NO body Corporate fees or Committees

There are NO AGE RESTRICTIONS

Sorry no pets (birds on application)

The majority of residents here are Owner Occupiers

Cash or equity is required to purchase - Sorry, no bank loans available for this property as there is no land being purchased.

The resort is located within 5-10 minutes drive to Sunshine Plaza, 10 minutes to Maroochydore

2 BED | 1 BATH | 1 CAR

PRICE:
\$249,000

OPEN FOR INSPECTION:
N/A



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