



**SOLD**

## SERENE SUNSHINE COAST DOWNSIZER

A quiet resort complex that is close to so much the coast has to offer. Experience serene Sunshine Coast living in this original two-bedroom villa, which the owner has lived for the past 30 years, located within the Maroochy Waterfront Resort in Diddillibah.

The property itself is spacious and can be made into a home of comfort and serenity. Two large bedrooms, a modern bathroom that comfortably fits a washing machine and dryer, Spacious living room and a galley kitchen that is larger than most. The whole unit is surprising filled with natural light and is a cost effective property that incorporates solar hot water and fanned throughout with brand new fans.

The previous owner spent 20 years plus living the sunshine coast lifestyle close to the rivers edge, and with modern times, this property is a great investment for the future

Set along the serene banks of the Maroochy River and surrounded by manicured gardens, this villa provides an idyllic retreat. Enjoy kayaking, fishing, and various outdoor activities with easy boat ramp access to the Maroochy River, it's within walking distance to Bradman Ave and a short drive to popular spots like Buderim and the Sunshine Coast beaches. This unit presents a fantastic opportunity for both living and holiday rental.

### Additional details:

- \* Monthly ground fees: \$600
- \* Utilities approx \$125pm
- \* Approximate rental: \$440 per week
- \* No council fees
- \* Two metre garden
- \* Car parking: Individual spot
- \* No age limits
- \* Air conditioning
- \* No pets

Lease is registered until 2089  
Inspection by Appointment only  
As this property is Leasehold, cash only purchases are available

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

**PRICE:**  
\$325,000

**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.