



## FOR SALE

**DUPLEX - LIVE IN PERMANENTLY OR INVEST & RENT IT OUT! ANY AGE WELCOME! LOVELY 2 B'ROOM DUPLEX IN SECURE & PEACEFUL COMPLEX - 5 MINS 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 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 current owner has already moved out, so the home is ready to move into. If you would like to rent it out. This home could achieve up to appx. \$470.00 per week in permanent rental income or a lot more for Air BNB style renting. SITE FEES: \$167.50 per week (this is inclusive of all fees payable - Electricity, water, rates & site fee).

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 retailed surf beach, 10 minutes to Nambour and it is right in the centre of the Sunshine Coast

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

**PRICE:**  
\$310,000

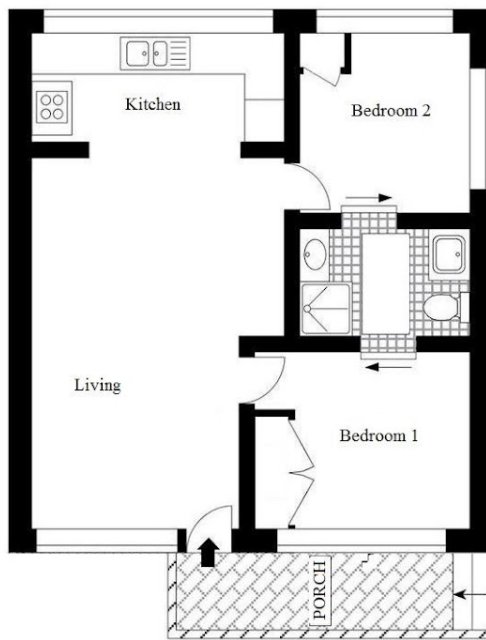
**OPEN FOR INSPECTION:**  
N/A



**Bev Rolfe**  
**0412363604**

bevrolfe@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.