



66/1790 GIINAGAY WAY

Nambucca River Realty



# FOR SALE

## VIEWS TO THE NAMBUCCA RIVER..

Finding a home with these views at this price is hard to find. And it's simply a case of this little one bedroom home will need some reno's to bring it back to it's former glory. The one bedroom is a good size and has access to the bathroom off to the side, there is a large air conditioned lounge room with views and a separate kitchen/ dining area.

Other featured include:

The front deck has amazing views to the river.

With other parks you need to be over 55 but here it is not the case.

With this purchase you buy the home and lease the land ( rental assistance payments if eligible) and you keep 100% of any capital gains when you sell and being brand new it will lessen any maintenance issues and allow more time for travel and less expense on trades and services.

The park allows small dogs and you can use the facilities being swimming pool, boat ramp and jetty and the grand kids will love their holidays with you at Pelican Park.

Benefits of Land Lease Living Are:

Capital gains kept by resident

Commonwealth Rental Assistance for eligible homeowners

No stamp duty fees

No council fees

No entry fees

No exit fees

No strata levies

Call Craig on 0412 080 287 or Narelle 0435 054 625 to organise an inspection. Shop 4/22 Bowra Street, Nambucca Heads.

We make no representation or warranty as the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing.

NOTE: We are a local Nambucca Valley Real Estate - Shop 4/22 Bowra Street Nambucca Heads with our head office on the Gold Coast.

1 BED | 1 BATH | 1 CAR

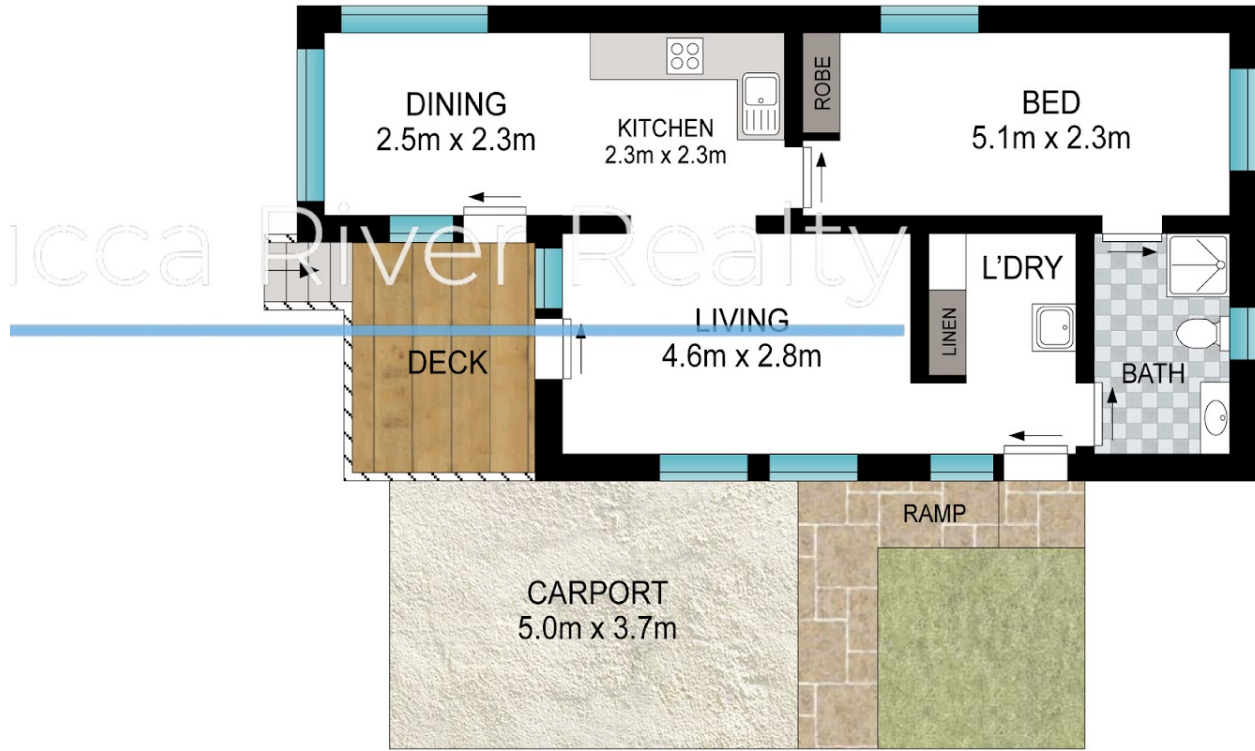
PRICE:  
\$175,000

OPEN FOR INSPECTION:  
N/A



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Acca River Realty



INT: 52 m<sup>2</sup>  
EXT: 10 m<sup>2</sup>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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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.

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