



FOR SALE

ABSOLUTE WATERFRONT HOME!! LIVE HERE OR INVEST! ANY AGE WELCOME!!

****PRICE JUST REDUCED BY \$15,000!!!** SITE FEE ONLY \$53/WK FOR PENSIONERS & NEW START OR \$83/WK FOR ALL OTHERS. YES!! YOU CAN DEFINATELY LIVE HERE and call this your "HOME ON THE WATER"!! OR INVEST WITH GREAT RETURNS (read rental income figures below). There are river views from every room! Or make it your own home and throw the fishing line in, straight from your front deck and catch fresh fish for tea every day!! You even have your own private mooring for the tinny!!! The home sits out on its own private peninsula, is FULLY FURNISHED and also includes the cutlery, crockery, appliances and is ready to move into or rent out. There is also a boat ramp a couple of doors up from the home. Counter meals and pokies a short 5 minute walk to your very own hotel which is on the premises and only a short 300M walk!! Yes - this place has it all!!! It's a stand-alone home/cabin (not a duplex), so is very private and peaceful. The permanent boat mooring is right in front of the home! Wake up in the morning and jump straight in your kayak or stand-up paddle board for a little exercise or simply sit back and take in the magic, 180 degree river views. There is NOTHING like this on the whole of the Sunshine Coast, where you will find such an amazing position, at such an affordable price!!**

FOR INVESTORS - The home can achieve rental income of approximately \$400 per week furnished, or \$360 per week un-furnished. If you want to rent it for short term holiday rental, you could expect to receive approximately \$700 to \$1,200 per week depending on peak and off peak seasons. Accommodation rates are listed at \$170 per night off peak and \$240 per night for peak season.

The beautiful, established tropical gardens surrounding the home, frame the beautiful scenery of the pristine Maroochy River and allow privacy from the neighbours while on your front deck. It also has its own allocated, under-cover car park.

The home has air conditioning, a gorgeous modern bathroom and kitchen with shiny, black marble bench tops, floating wooden floors, recently painted interior and exterior, insulation in the roof, ceiling fans in all rooms and security screens on all windows.

For Pensioners (aged or disabled) and New Start, the site fees are very reasonable at appx. \$53.00 per week (means tested), OR \$83.00 per week for NON Pensioners and NON New Start.

2 BED | 1 BATH | 1 CAR

PRICE:
\$214,000

OPEN FOR INSPECTION:
N/A



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