

48/319 Bradman Avenue, Maroochydore, Qld 4558



Unit For Sale

Saturday, 2 December 2023

48/319 Bradman Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Bev Rolfe

0412363604

OFFERS ABOVE \$340,000

For over 50s Just a short walk to the Maroochy River for a stroll along the river, kayaking or fishing, this cute cottage awaits its new owner !!! The home is air conditioned with a beautiful deck at the front of the home, the kitchen has a pantry and lots of cupboard space. There is a main bedroom and a second large room at the back of the home which can be used as a bedroom or for just about anything from sleepout, sewing room or guest room. HERE ARE ALL OF THE RESORT'S CREATURE COMFORTS: This classy Resort has a beautiful swimming pool with kids pool area, BRAND NEW functions room, yoga, Tai Chi, Qigong classes, a gym, library and its own lake with B-B-Q area. The Resort also has its own restaurant with VERY reasonable prices AND... it's open for cooked breaky & coffee most days!! Within a short walk, the beautiful Maroochy River awaits to enjoy fishing, crabbing, kayaking, water sports or just stroll along the kilometers of scenic pathways! If you are a social person, there are Social Club activities too! A public bus stop is located at the front of the Resort. There is also a Courtesy bus to take you to Sunshine Plaza twice per week and free trips out to a special location once per month! The Resort is boom gate coded for security. Pensioners & Job Seekers can claim a rebate of \$75.00/week on the site fee from Centrelink (see more about site fee below) YES 1 SMALL DOG IS ALLOWED ON APPLICATION!! SORRY NO CATS (UNLESS CARE ANIMAL WITH DOCTOR APPROVAL) NO RATES OR WATER CHARGES ONLY 150m TO BEAUTIFUL MAROOCHY RIVER! NO ENTRY OR EXIT FEES! DISCOUNTED ELECTRICITY!! NO STAMP DUTY ON PURCHASE!! SELL ANY TIME WITH NO PENALTIES!! Buy the home and pay a weekly site fee. Site fees (rent of land) are a low \$145.00 per week for Pensioners and New Start (means tested), this is AFTER Centrelink rebate for Pensioners. Or \$230.00/week for non-Pensioners and non-Job Seekers. No other on-going fees!! Just gas, electricity & house insurance. Only 90 mins to Brisbane, 5 minutes to Sunshine Plaza and Maroochydore town centre, 10 minutes to beautiful surf beaches and 10 minutes to Maroochy Airport to catch a direct flight to Sydney or Melbourne, Adelaide, Cairns & New Zealand. Please call Bev today for a private inspection!! CHECK OUT BEV ROLFE'S OTHER OVER 50S VILLAGE CHOICES HERE! JUST CLICK ON HER NAME ON THIS ADVERTISEMENT, SCROLL DOWN AND CLICK "PROPERTIES FOR SALE"