

8/38 David Low Way, Diddillibah, Qld 4559



Sold Unit

Wednesday, 11 October 2023

8/38 David Low Way, Diddillibah, Qld 4559

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Bev Rolfe

0412363604

\$330,000

ANY AGE IS WELCOME! These opportunities don't come along very often!! A stand-alone cabin - RIGHT ON THE WATERFRONT on the Maroochy River WITH YOUR OWN MOORING! Weekly Site Fee applies (see below)FEATURES INCLUDE: Its own mooring Under cover carport Absolute waterfront Waterfront views from the front and the back too! Air conditioned - one in bedroom & one in lounge room Stand-alone cabin 2 bedrooms with built-ins and ceiling fans BRAND NEW CARPET in bedrooms laid just a few days ago Freshly painted living area Large front deck overlooking the water Combined bathroom, toilet, laundry Legally required smoke alarms already installed Lift chair for disabled Swimming Pool B-B-Qs Short walk to the Waterfront Hotel for counter meals & pokies Discounted electricity for all (not just Pensioners) Current rates per 6 months are only appx. \$220.00!! Legally required smoke alarms are included Bus stop close by Sorry, no pets5-10 minutes to Maroochy Town Centre and the beautiful Maroochy River is your front yard! Take in the view from your lovely deck and enjoy the tranquil atmosphere and great neighbours!! Any age is welcome!! YOU CAN LIVE HERE or RENT IT OUT. Sorry no pets (birds on application). The site fee (rent of land) is only \$168.00 per week - And if you are a Pensioner or on New Start or a dependent Parent, you could receive a rent (site fee) rebate from Centrelink, making the site fee only appx. \$92.00 per week!! There is no fear of anyone selling the land out from under you, as the property is Leasehold with appx. 71 years left on the lease!! Everything is positive about this property - Location, cost, any age is welcome, low site fees, security, easy care and the list goes on! There is even a nice cool swimming pool for the Summer months and a boat ramp, to launch your boat!!! It's a short 5 minute walk to the Maroochy Waterfront Hotel, with counter meals, Pokies, Keno, gaming room, BWS bottle shop, 2 bars and a beautiful eatery on the deck overlooking the Maroochy River. NO entry or exit fees NO body Corporate fees or Committees NO AGE RESTRICTIONS Pensioners, New Start & people with dependent children, receive a substantial rent (site fee) rebate from Centrelink (means tested) Your only fees are: Site fees, electricity, water, home insurance & minimal rates fees of appx. \$200 per 6 mths The majority of residents here are Owner Occupiers To purchase, cash or equity (line of credit) is required (due to bank conditions). Personal loans available up to appx. \$45,000. The Resort is located within 6 minutes drive to Sunshine Plaza, 7 minutes to Mudjimba or Maroochy patrolled surf beaches, 10 minutes to Nambour and it is right in the centre of the Sunshine Coast, between Noosa and Caloundra. Erbacher's Fruit and Vegie shop "where the locals go", and the Fisherman's Road Markets on a Sunday, are both only about 500 meters up the road. It is only a 8 minute drive to the Sunshine Coast Airport and only 1 hour to Brisbane. Give me a call today for a private inspection. CHECK OUT BEV ROLFE'S OTHER AFFORDABLE HOME CHOICES HERE! JUST CLICK ON HER NAME ON THIS ADVERTISEMENT, SCROLL DOWN AND CLICK "PROPERTIES FOR SALE"