

**2/32 Esplanade, Tin Can Bay, Qld 4580**

**Sold Villa**

Saturday, 12 August 2023



2/32 Esplanade, Tin Can Bay, Qld 4580

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



**MINUS THE AGENT**

Minus The Agent Sales  
1300797170

## Contact agent

Phone enquiry code for this property : 1770 GORGEOUS CABIN WITH WATER VIEWS - YOUR DREAMS COME TRUE AT TIN CAN BAY !(Over 50s permanent residents only) Have you ever dreamed of strolling along the foreshore or going out on a boat from your front door ? Maybe you would like to light up the B-B-Que on your own private deck with water views and cook up the fish you caught that morning. GREAT FEATURES OF THE HOME : Outdoor living is key here with a huge private outdoor deck opposite the waterfront ! Prime location in the park, 1 cabin in from the foreshore and bay. Beautiful tranquil walkways and Tin Can Bay just outside your door. Walk to dolphin feeding, Cafes, Marina, Restaurants and IGA. Pets welcome. Huge carport. New Aircon, Heating and Hitachi Black Mirrored Fridge worth over \$3000. Remote control ceiling fans and lights in lounge and bedroom. Big shed. FEATURES OF THE MOBILE HOME PARK: Park fees are ONLY \$175 per week - this includes all park maintenance, Electricity and Water. 10-year lease, Private, Quiet, Camp Kitchen, Laundry, Shower and Toilet block for yourself and guests. FACILITIES CLOSE BY: Many kilometers of walking & bike paths. Parks and playgrounds. Within 10mins walk - The Famous Dolphin feeding and Cafe, Fruit shop, Butcher, Bakery, Cafes, Restaurants, IGA, Doctors, Public Pool, Pub and RSL. Locally famous Snack Shack's pizza and fish and chips 2 doors away. Doctor and shops 2 mins drive. Golf Club and course 5mins drive. Bowls Club 8mins Drive. Woolworths 10mins drive. BENEFITS: RENTAL REBATE FROM CENTRELINKNO COUNCIL RATESNO ELECTRICITY BILLSNO WATER BILLSNO STAMP DUTY ON PURCHASENO ENTRY OR EXIT FEESNO OTHER FEESSELL ANY TIME WITH NO PENALTIES\* Over 50s owner occupiers only (cannot be rented out or air bnb)\* Buyer needs to be approved by park owner.\* More photos available on request. Phone enquiry code for this property : 1770