



FOR SALE

SPACIOUS HOME ONLY 5 MINS TO GOLDEN BEACH & TOWN!! FOR OVER 50S

(For owner occupiers only) This gorgeous, air conditioned home with one bedroom PLUS office area, is perfect for a couple or single who are after a little peace and quiet of an over 50s Village and only 5 minutes to Bulcock Street and beautiful SURF BEACHES!!! Sorry no pets - (birds on application). The home is very well appointed & practical, with LARGE and spacious lounge room, dining room, kitchen and bedroom with a large built in wardrobe and office area . There is ample room to feel comfortable and content here!! The lovely open plan kitchen & dining area is perfect for entertaining Family and Guests. There are loads of windows throughout. The kitchen has heaps of storage and cupboard space. The home has the most cosy verandah with full length awning, so you can sit outside and relax with a good book.

Buy the home and pay site fee. SITE FEES A LOW \$94/wk PENSIONERS & NEW START (means tested) or \$157 FOR NON PENSIONERS & NON NEW START.

The Village offers a beautiful swimming pool and B-B-Q area for the Summer months.

The current site fee (rent of land) is a low \$94/week for Pensioners or New Start after Centrelink rebate (means tested), OR \$157.00 per week for NON Pensioners and NON New Start. There is NO stamp duty on the purchase. Site fee includes water, rates and use of facilities and amenities in the village. Alternatively, if you purchase a unit in a body corporate situation elsewhere, you will not receive the rental assistance which you will benefit from if purchasing here!!!

Enjoy the beautiful sunny Caloundra lifestyle with beaches only 5 minutes away, including the closest, Golden Beach and Bulcock Beach with some of the best walkways, boardwalks and white sandy beaches in Australia! Town centre is also only 5 minutes away with cafes, restaurants and all imaginable conveniences you will need. The brand new University Hospital is now open, and other hospitals are just 10 minutes up the road. There is a bus stop close to the village! Bunnings and Chemist warehouse and convenience store, are only a couple of minutes away.

Please call Bev today for a private inspection!!

CHECK OUT BEV ROLFE'S OTHER OVER 50S VILLAGE CHOICES HERE! JUST CLICK ON

1 BED | 1 BATH | 1 CAR

PRICE:
67,000

OPEN FOR INSPECTION:
N/A



Bev Rolfe
0412363604

bevrolfe@atrealty.com.au
www.atrealty.com.au