



FOR SALE

IMMACULATE, 2 BEDROOM FULLY RENOVATED HOME AT "EMPRESS HOME PARK" LITTLE MOUNTAIN, CALOUNDRA

LOW SITE FEES!! \$95.00/wk for Pensioners and New Start (means tested) or \$160.00/wk NON Pensioners & NON New Start !! Village for over 50s. (Sorry no pets allowed). This is what you have been waiting for! HOMES RARELY COME UP FOR SALE at Empress Home Park and are EXTREMELY sort after! This gorgeous, modern and air conditioned home is absolutely immaculate, being fully renovated from a complete interior paint job including the ceiling and walls, new kitchen, new bathroom, new dishwasher, new light fittings, new blinds and a new hot water system! There is solar power (8 panels) to save on electricity, the yard is fully fenced. There is a nice grassy back yard, also behind the first fence, there is another garden with plants and veggie patches to grow your own fruit and veg. There is also a good sized garden shed. The home is up nice and high to catch the Summer breezes and has an outlook over to the East to the ocean!!

Close to Bulcock Street, the main street in Caloundra (5 min. drive) for major supermarkets (including Aldi, Coles and Woolworths), cafes, specialty shops, library, major hospitals and the most beautiful surf beaches in the world!!! Bunnings and Chemist Warehouse are just accross the road, (with traffic lights to cross safely) and a convenience service centre, is practically right next door to the Village.

NO entry or exit fees!!

NO Council Rates or Unity Water charges.

Electricity is heavily discounted and is only paid per kw that you use!

The site fees are currently \$95.00 per week for Pensioners (aged or disabled) and New Start (after means tested Centrelink rebate) OR \$160.00 per week for NON Pensioners and NON New Start.

Sorry, no pets!

There is NO Government stamp duty on the purchase!!
Sell ANYTIME with no penalties.

Give me a call today to discuss and arrange a private inspection. Ask me to call you back to

2 BED | 1 BATH | 2 CAR

PRICE:
\$172,500

OPEN FOR INSPECTION:
N/A



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