



## FOR SALE

### 5 MINUTES TO THE OCEAN!!!! AT LITTLE MOUNTAIN, CALOUNDRA - FOR OVER 50S

This gorgeous elevated, East facing home, has been TOTALLY renovated to NEW condition inside and out!! There is nothing to do except move in and settle into this amazing Village ("Palm Village") by the sea!!! There are 2 living areas.....the large lounge room and a large, private entertaining area on the lower level. Also on the lower level is the Handy Man's workshop.

Featuring the most beautiful, NEW modern kitchen with loads of cupboards and bench tops, also new oven and a large pantry. The kitchen adjoins the comfy lounge area flowing out onto the East facing verandah.

#### PROPERTY FEATURES

2 GARAGES!!! (ONE EACH, ON 2 SIDES OF THE HOME)

NEW KITCHEN

NEW BATHROOM

NEW CARPET

NET PAINT

WORKSHOP

2 LIVING AREAS

SWIMMING POOL

ALUMINIUM CLADDING (EXTERNAL WALLS).....NO NEED TO PAINT!!

EXTERNAL SECURITY/SHADE SHUTTERS ON ALL WINDOWS, WHICH ROLL UP/DOWN EASILY FROM INSIDE THE HOME, THESE HAVE AN ADJUSTMENT, WITH THE OPTION TO LET THE LIGHT IN OR CUT LIGHT OUT!!!

FREE WATER & NO RATES!!! VERY REASONABLE SITE FEES OF \$114.00/WK AFTER PENSIONER/NEW START REBATE (MEANS TESTED), OR \$179.00/WK IF NON PENSIONER/NEWTART!

Within only a 5 minute drive to the lovely Golden Beach, Bulcock Beach & the centre of town, this home is central to everything!! Bunnings, Chemist Warehouse, convenience store & coffee shop are only just across the road from the Village (crossing with traffic lights).

Close to Bulcock Street (the main street in Caloundra) for major supermarkets including Aldi,

2 BED | 1 BATH | 3 CAR

#### PRICE:

\$245,000

#### OPEN FOR INSPECTION:

N/A



**Bev Rolfe**

**0412363604**

[bevrolfe@atrealty.com.au](mailto:bevrolfe@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)