



FOR SALE

3 BEDROOMS PLUS OFFICE - STEEL FRAMED HOME AT SECURE "EMPRESS PARK" VILLAGE, LITTLE MOUNTAIN CALOUNDRA

This VERY SPACIOUS, steel framed Glendale home, with a private grassy back yard, has 3 good sized bedrooms with built-ins and a study/workshop (or 4th bedroom). This is a HUGE villa, for over 50's living at beautiful, Little Mountain, Caloundra, close to beaches, including Golden Beach & the Bribie Passage and shopping centres, with transport at your doorstep, at the peaceful, secure and friendly, "Empress Park". The complex boasts a refreshing swimming pool and bar-b-cue area to enjoy with Friends and Family.

The master bedroom is huge, with access to the huge 2-way bathroom. All bedrooms have plenty of large windows to let the light and fresh sea breezes in. There is security lighting and 2 security cameras for peace of mind. All rooms in the home have high ceilings which helps air flow through and also adds to the feeling of spaciousness. The very generous, open living/dining area has air conditioning (cool and heat). The kitchen is absolutely stunning, shining and very modern, with plenty of bench and cupboard space. There is a separate laundry with large linen cupboard. The double carport is covered on 3 sides, which easily accommodates 2 vehicles and also has space for an outdoor setting at the end. The office could be used as a workshop for the handyman or a craft/sewing room for the ladies. Through to the fenced back yard, is a sunny, private grassed area and a big 3m X 3m shed with lighting and power points. There is even a bore water tap, for watering the garden. You will not receive Unity Water or Rates bills, as the complex covers these facilities within the site fee. Site Fee is \$98.00/ week for Pensioners & New Start. Or \$163.00 / week for non Pensioners & New Start.

The home is second from the end of a quiet cul-de-sac with locked gated access to a beautifully treed, gazetted parkland area, with close access to a children's park with swings and a full sized, fenced, cricket pitch. A handy Gateway Care grocery store is located within walking distance from the home for cooked meals.

Electricity is discounted substantially. There is an onsite Manager at the complex for added security. Very generous centre link assistance applies to pensioners, to help cover the site fees. There is no Government stamp duty on the purchase either!!

4 BED | 1 BATH | 2 CAR

PRICE:
\$259,000

OPEN FOR INSPECTION:
N/A



Bev Rolfe
0412363604

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