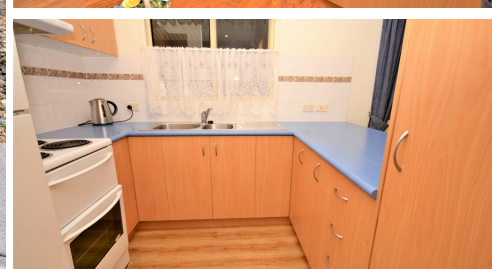


6/65 CALOUNDRA ROAD LITTLE MOUNTAIN



FOR SALE

LIVE THE DREAM!! - VACANT, FURNISHED & READY TO MOVE IN, 5 MINUTES TO BEAUTIFUL CALOUNDRA BEACHES - FOR OVER 50S

This absolutely spotless, air conditioned home, is in EXCELLENT condition with not a cent to spend.....It is immaculate and ready to move into NOW!! The home is located in a private and quiet part of the Village at sort-after, Empress Home Park, Little Mountain, Caloundra.

There are 2 bedrooms plus an office or 3rd bedroom (2 with built-ins and ceiling fans). The kitchen and bathroom are pristine and like new. The kitchen has a pantry and plenty of cupboard space! There is a separate toilet and also a lovely laundry. Furniture negotiable includes: - Double bed, single bed, washing machine, refrigerator, TV, microwave, kitchen table & 4 chairs, 1X1 seater lounge chair, outdoor setting.

FEATURES:

Bus stop at front of Village.

NO Council Rates or Unity Water charges.

There is NO Government stamp duty on the purchase!!

VERY REASONABLE SITE FEES (see details below)!!

Sorry, NO pets allowed (birds on application to management).

Sell ANYTIME with no penalties.

Owner Occupiers only (cannot be rented out).

NO entry or exit fees!!

7 Eleven at front of Village

Bunnings & Chemist Warehouse straight across the road

5 minute drive to centre of town (Bulcock St)

5 minute drive to Golden Beach and Bulcock Beach

For over 50s

Site fees are \$163.00 per week. CENTRELINK REBATE FOR PENSIONERS AND NEW START OF \$65.00 PER WEEK!! Bringing the site fee down to a very reasonable \$98.00 per week.

Give me a call today to discuss and arrange a private inspection. Ask me to call you back to save your mobile call charges!

3 BED | 1 BATH | 1 CAR

PRICE:
\$195,000

OPEN FOR INSPECTION:
N/A



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