



# FOR SALE

## LITTLE MOUNTAIN, CALOUNDRA - SAFE & SECURE LIVING, ONLY 5 MINUTES TO GOLDEN BEACH - FOR OVER 50S

This gorgeous, spacious home/cabin, at "Palm Village", Little Mountain, is ready and waiting for you to move in anytime!! With potential room for 2nd bedroom or office, with the ample space at the end of the lounge room. The home sits elevated, at Little Mountain facing East towards the ocean to catch the lovely cool sea breezes.

There is a lovely front verandah, side patio AND back patio, separate lounge room, with no interior steps between the caravan and annex which is a huge plus if you have a wheelie walker!! It has a good sized dining area too. The home has a shower and separate toilet. There's a shed for the handyman and an amazing passionfruit vine beside the shed.

**FREE WATER & NO RATES!!! IF YOU ARE A PENSIONER OR ON NEW START, THE SITE FEES ARE VERY REASONABLE AT \$111.00 AFTER YOUR CENTRELINK REBATE (MEANS TESTED), OR \$176.00 /WK IF NON PENSIONER/NON NEWSTART!**

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 & 2 gyms are only just across the road from the Village (crossing with traffic lights).

Close to Bulcock Street (the main street in Caloundra) which is less than a 5 minute drive for major supermarkets including Aldi, Coles and Woolworths, cafes, specialty shops, major hospitals and the most beautiful surf beaches in the world!!!

NO entry or exit fees!! Sell any time with no penalties.

NO Council Rates or Unity Water charges.

**CENTRELINK REBATE of \$65.00 / week on the Site Fee, FOR PENSIONERS & NEW START!!**

There is NO Government stamp duty on the purchase!!

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

Owner Occupiers only (cannot be rented out).

For over 50s only

1 BED | 1 BATH | 1 CAR

PRICE:  
\$59,900

OPEN FOR INSPECTION:  
N/A



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