



FOR SALE

THE BEST HOUSE IN THE BEST STREET AT "EMPRESS HOME PARK", LITTLE MOUNTAIN, CALOUNDRA

This low-set home with air conditioning, is absolutely beautiful, with 2 bedrooms PLUS a utility room, which can be used as a sewing room / handyman workshop or art room. The home is tidy, clean and spacious with a lovely large East facing verandah and a big back yard with established vege patches to grow your own produce.

FEATURES:

Some furniture can be negotiated

Carport for 2 cars

Separate laundry

Separate toilet

Garden shed

Utility room

Air conditioning

Ceiling fans

Big back yard

2 good sized bedrooms

VERY REASONABLE SITE FEES (LAND RENT) OF \$96.00/WK AFTER PENSIONER & NEW START RENTAL REBATE - MEANS TESTED (OR \$165.00/ WK IF NON PENSIONER)!

Bunnings, Chemist Warehouse, convenience store & coffee shop are only just across the road from the Village (crossing with traffic lights).

NO RATES!

NO WATER BILLS!

NO GOVERNMENT STAMP DUTY ON PURCHASE!

NO ENTRY OR EXIT FEES!

JUST SIMPLY A WEEKLY SITE FEE!

ELECTRICITY DISCOUNTED (\$0 TO \$12 PER FORTNIGHT - Pensioner rebate on electricity)

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

Owner Occupiers only (cannot be rented out).

2 BED | 1 BATH | 2 CAR

PRICE:

\$189,000

OPEN FOR INSPECTION:

N/A



Bev Rolfe

0412363604

bevrolfe@atrealty.com.au

www.atrealty.com.au

Within only a 5 minute drive to the lovely Golden Beach, Bulcock Beach & the centre of town, this