



## FOR SALE

### GORGEOUS HOME AT BEAUTIFUL "EMPRESS HOME PARK" LITTLE MOUNTAIN, CALOUNDRA

Rent out or live in! For over 50s. A home hasn't come up at Empress Home Park in a long time!! Within 5 minutes to town centre and the lovely flat waters of Golden Beach and Bulcock Beach. Convenience store and bus stop at the front of the village, Bunnings (with cafe) & Chemist Warehouse just over the road with traffic light crossing.

Have the option of fully furnished! There is nothing to spend here, just move in and enjoy a quiet, stress free Village life. The air conditioned home with new carpet, is very spacious with one bedroom in the house and the other bedroom (or man cave - cost \$12,000 only 1 year ago!!), is off the deck with its own verandah and looking over the private back yard. There's a beautiful grassy, fully fenced back yard for the dog and more room outside the fenced area for veggie patches or flower gardens!! There are TWO garden sheds for the handy man. This home is a must see and won't last long because of its quality and position.

The carport is for 2 cars. The current Owners have built in a cosy room at the back end, as an indoor/outdoor entertaining or sitting area for winter, but can easily be converted back if 2 cars are required to fit under cover.

Buy the home and rent the site...see site fees explained below...

Close to Bulcock Street (the main street in Caloundra) for major supermarkets, including Aldi, Coles and Woolworths, cafes, specialty shops. Major hospitals VERY close and the most beautiful surf beaches in the world!!!

NO entry or exit fees!!

NO Council Rates

NO Unity Water charges

Electricity is bulk discounted and is only paid per kw that you use!

NO Government stamp duty on the purchase!!

Sell ANYTIME with no fees, penalties or obligations

The site fees are currently \$95 per week after Centrelink rebate for Pensioners (aged or disabled) and New Start - means tested OR \$160.00 per week for those who are NON Pensioners and NON New Start. Alternatively, if you purchase a unit in a body corporate

2 BED | 1 BATH | 2 CAR

PRICE:  
\$175,000

OPEN FOR INSPECTION:  
N/A



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