



## FOR SALE

**ONE ON ONE INSPECTIONS WELCOME! LIVE THE DREAM!! - VACANT, FURNISHED & READY TO MOVE IN, 5 MINS TO BEACH - FOR OVER 50S - LITTLE MOUNTAIN**

ONE ON ONE INSPECTIONS ARE WELCOME UNDER STRICT ADHERENCE OF GOVERNMENT & HEALTH REGULATIONS DURING THE COVID-19 PANDEMIC.....

This gorgeous, 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). Room for 2 vehicles of any size (2 small cars fit under-cover). The kitchen and bathroom are pristine and like new. The kitchen is also like new, and has a large pantry and plenty of cupboard space! There is a separate toilet and also a spacious laundry. Some furniture may be negotiated.

#### FEATURES:

Bus stop at front of Village.

NO Council Rates or Unity Water charges.

There is NO Government stamp duty on the purchase!!

NO ENTRY OR EXIT FEES!

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).

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 \$95.00 per week.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$205,000

**OPEN FOR INSPECTION:**  
N/A



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