



**SOLD**

**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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