



FOR SALE

MANUFACTURED HOME AT "EMPRESS PARK" LITTLE MOUNTAIN, CALOUNDRA FOR OVER 50S - SITE FEE FOR PENSIONERS \$108.00 PER WEEK!! AFTER CENTRELINK REBATE

PENSIONERS \$108.00 PER WEEK!!!! (After Centrelink rebate on site fee)

This cute, air conditioned manufactured home, is vacant and ready to move into NOW!! The home is located in a private and quiet part at the edge of the Village at sort-after, "Empress Park", Little Mountain, Caloundra.

There are 2 bedrooms with built-ins and ceiling fans. Room for 2 vehicles to park under-cover. The home has a separate laundry and a spacious bathroom with a BATH TUB. There is also a great under-cover, concrete entertainment area to the side of the home. If required, there is a microwave, refrigerator, washing machine and lounge suite.

VILLAGE FEATURES:

Bus stop at front of Village.

Access to park at back of village with cricket pitch, B-B-Q area & swings

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 \$176.00 per week. CENTRELINK REBATE FOR PENSIONERS AND NEW START OF \$68.00 PER WEEK!! Bringing the site fee down to a very reasonable \$108.00 per week.

2 BED | 1 BATH | 1 CAR

PRICE:
\$169,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.