



SOLD

CUTE 2 BEDROOM HOME WITH HUGE NORTH EAST FACING BACK DECK AT BEAUTIFUL LITTLE MOUNTAIN, CALOUNDRA - "EMPRESS PARK" FOR OVER 50S

This gorgeous, air conditioned home, has a front verandah AND a HUGE BACK DECK at the rear of the home. It is in EXCELLENT condition with not a cent to spend.... Care free and very low maintenance. At sort-after, "Empress Park", Little Mountain, Caloundra.

There are 2 bedrooms, all rooms have ceiling fans. There is Room for 2 cars to park at the home with 1 & 1/2 cars fitting under-cover. The bathroom beautiful, bright & new. The kitchen is also as new with plenty of cupboard space! There is also a laundry and a garden shed for the handy man.

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 \$177.00 per week. CENTRELINK REBATE FOR PENSIONERS AND NEW START OF \$68.00 PER WEEK!! Bringing the site fee down to a very reasonable \$109.00 per week.

Give me a call today to discuss and arrange a private inspection. Ask me to call you back to give your mobile call charges!

2 BED | 1 BATH | 2 CAR

PRICE:
\$195,000

OPEN FOR INSPECTION:
N/A



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