



SOLD

WALK TO SHOPS & BUS STOP, 5 MINS TO GOLDEN BEACH - "PALM VILLAGE" LITTLE MOUNTAIN CALOUNDRA - FOR OVER 50S

This gorgeous, immaculate, air conditioned home, is at sort after "Palm Village" Little Mountain. It is extremely easy to look after with very low maintenance to the home and yard, with nothing to fix or repair....it's perfect!!

This home is on the safe & regulated "Form 2" Site Agreement under the Manufactured Homes ACT.

Site Fee only \$127/week AFTER Centrelink Rebate for Pensioners & Job Seekers, or \$196.00 per week for all others. The only other charge is electricity!!! No entry or exit fees!!

FEATURES:

- Wheelchair friendly - Entry ramp & no stairs inside house either
 - All additions / alterations Council approved - Paperwork available
 - Carport (EXTRA WIDE 13 FEET) with room for parking for 2 cars
 - Air Conditioning reverse cycle (inverter type) only 2 years old
 - 2 bedrooms, main bedroom is 3M X 3M and fits a queen bed, the 2nd bedroom fits double bed
 - ALL FURNITURE AVAILABLE IF REQUIRED - NEGOTIABLE
 - NEW Oven
 - NEW Rangehood
 - NEW Vanity
 - NEW Flooring
 - Kitchen only 6 YO
 - Shed (currently used as laundry)
 - Window and door security screens
 - Roof has been recently resealed
 - Boom gate code to enter village
 - Swimming pool for residents use
 - 50m to bus stop & walking/bikeway (right at the front of village)
 - Large lounge area
 - Large kitchen with LOADS of storage & double pantry
 - Entertaining / B-B-Que area at back of carport
- For permanent residents with owner/occupiers only. Over 50's only. Sorry no dogs or cats (with the exception of care animals).

2 BED | 1 BATH | 2 CAR

PRICE:
\$135,000

OPEN FOR INSPECTION:
N/A



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