



**SOLD**

## FULLY RENOVATED, IMMACULATE & PRIVATE HOME AT SORT AFTER "EMPRESS PARK" LITTLE MOUNTAIN, CALOUNDRA FOR OVER 50S

This is the BEST & LARGEST HOME IN THE VILLAGE, RIGHT AT THE END OF A QUIET CUL-DE-SAC !!!

This beautiful, extra large, TOTALLY RENOVATED, 3 bedroom, air conditioned home is very spacious, freshly painted throughout & has open plan living areas, with a HUGE lounge room. There are beautiful, BRAND NEW wooden, floating floors throughout. The home is light & airy and next to lovely parkland, in a quiet area, located in a private lot, right at the edge and back of the Village at the lovely "Empress Park", Little Mountain, Caloundra.

There are 3 bedrooms with built-ins. Room for 3 vehicles to park under-cover with remote control garage roller door. The kitchen has gorgeous bench tops, large pantry and ample storage space. The home has a modern and a spacious bathroom.

There is a BRAND NEW ROOF, BRAND NEW FLOORING AND PAINT THROUGHOUT, ALSO UPGRADED ELECTRICAL & PLUMBING!!! There are ceiling fans, plus window & door tinting throughout the whole house & block-out curtains.

There are 3 separate out-door under-cover entertainment areas at the home to choose where you would like to either, entertain, relax or enjoy the great out-door lifestyle of the Sunshine Coast, including a cool, breezy front verandah facing East to catch the fresh air from the ocean, an amazing, private deck at the back of the home over looking the gardens and birdlife, also a lovely tiled area at the back of the home with access from one of the bedrooms. There are plenty of low maintenance gardens for the green thumb to enjoy. The dishwasher, refrigerator & washing machine are negotiable.

### 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!!

3 BED | 1 BATH | 3 CAR

PRICE:  
\$400,200

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.

DRIVEWAY

PATHWAY

