



**SOLD**

## GORGEOUS 2 BEDROOM HOME WITH LOVELY BIG BACK YARD & HUGE VERANDAH AT BEAUTIFUL LITTLE MOUNTAIN, CALOUNDRA - "EMPRESS PARK" FOR OVER 50S

This gorgeous, air conditioned home, has a HUGE private side verandah and a lovely large private back for the avid gardener. At sort-after, "Empress Park", Little Mountain, Caloundra.

There are 2 bedrooms. The main bedroom has sliding door to the verandah, which is very private from the neighbours. There is Room for 2 cars to park in the lock up garage (tandem style). There is also a large 4 X 4 m shed for the handy man or lady!

### GREAT FEATURES OF THE HOME

- BIG back yard with total privacy
- Large home with open living area
- 2 car tandem garage
- Room for utility room at the back of carport
- Huge verandah
- New fans & light fittings
- Newly painted interior
- 4m X 4m shed
- Building & Pest inspection done (3 weeks ago)

### FEATURES OF THE VILLAGE:

- 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
- Business & Chemist Warehouse straight across the road

2 BED | 1 BATH | 2 CAR

PRICE:  
\$320,000

OPEN FOR INSPECTION:  
N/A



**Bev Rolfe**  
**0412363604**  
bevrof@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)