



## FOR SALE

### IMMACULATE HOME - JUST MOVE IN AT LITTLE MOUNTAIN, CALOUNDRA - "EMPRESS PARK" FOR OVER 50S

This beautiful air conditioned home is perfect and ready to move straight in. Everything has been done! The owner, unfortunately has had to move out due to health reasons. So pack your bags and make a sea change at "Empress Park", the most sort after village in Little Mountain, Caloundra.

There are 2 bedrooms with built-ins PLUS a utility room at the back of the carport for the handy man or woman!! There's a nice sized back yard to have a vege patch or if you wish, add a deck or pergola. The lounge room is a good size and there is a separate dining area and a goods sized kitchen.

The Park Management are super lovely and very happy to accommodate!!

#### FEATURES OF THE VILLAGE:

- Great management!!
- 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 dogs or cats allowed
- 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 (cross with traffic lights)
- 5 minute drive to centre of town (Bulcock St)
- 5 minute drive to Golden Beach and Bulcock Beach
- 5 minutes to major hospital
- For over 50s

Site fees are \$189.00 per week. CENTRELINK REBATE FOR PENSIONERS AND NEW

2 BED | 1 BATH | 2 CAR

PRICE:  
305,000

OPEN FOR INSPECTION:  
N/A



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