



## FOR SALE

### CUTE COTTAGE WITH PRIVATE BACK YARD - FOR OVER 50S LITTLE MOUNTAIN, CALOUNDRA - ONLY 5 MINS TO THE BEACH

For over 50s

Look no further, this could be your next dream home!!! IT'S PERFECT, with nothing to spend!  
The owner has had 6 lovely years there and is now going travelling!

This is a large insulated, steel framed home/caravan and large annex, with plenty of living spaces and HEAPS AND HEAPS of storage space!!!! THERE IS EVEN A SAFE!! Everything has been so well finished and decorated, the interior has just been given a fresh coat of paint! There are cupboards everywhere!! There is air conditioning in the living room and 2 bedrooms. One bedroom is set up to be a 2nd living room if required, so you can use however you wish. The main bedroom has 2 entrances, one is conveniently located close to the bathroom. The renovated bathroom is beautiful and modern and has a large shower enclosure with grab handle. There is lovely wood-grain flooring throughout the living areas and kitchen.

The kitchen is very airy and bright also with heaps of cupboards. The kitchen then leads out to the private under-cover back deck, with the most beautiful, tropical, green garden, where you can entertain visitors and family. There is a shed at the end of the deck where there is a handyman's workshop and laundry. The carport is large enough to accommodate 2 large vehicles. There is also more storage cupboards in the carport and a large cupboard at the end of the front verandah.

Bunnings is just over the road, as well as a Chemist warehouse (traffic lights for Pedestrians crossing). Convenience shopping will soon be right at the front of the village (building due to be finished in just a few weeks!!).

#### INFORMATION ABOUT "PALM VILLAGE":-

For over 50s only

Site fee is \$213.00 minus \$78.00 rebate from Centrelink for Pensioners (aged or disability). The rebate is means tested. The Site fee includes Council Rates and Water!!

Bus stop at the front of the Village

Electricity is discounted and also there is a Government rebate for Pensioners

2 BED | 1 BATH | 2 CAR

PRICE:

159,000

OPEN FOR INSPECTION:

N/A



**Bev Rolfe**  
**0412363604**

bevrolfe@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)