



## FOR SALE

### CUTE RENOVATOR AT LITTLE MOUNTAIN CALOUNDRA - "EMPRESS PARK" MANUFACTURED HOME PARK - FOR OVER 50S & OWNER OCCUPIERS ONLY

This well positioned, air-conditioned home at "Empress Park", Little Mountain, only 5 a minute drive to Golden Beach, is awaiting a new owner to give it some maintenance & care to bring it to its former glory. The home boasts an allocated dining area, kitchen with plenty of storage & bench space, large lounge room and a private, fenced back yard with established trees and has an East facing aspect to catch the cool ocean breezes.

#### FEATURES OF THE HOME

- Air conditioning & ceiling fan in lounge / dining area
- 2 bedrooms with built-ins
- Front verandah
- 2 garden sheds
- Carport with roller door
- Private back yard with space for vege patch & fruit trees

#### FEATURES OF THE VILLAGE:

- Bus stop at front of Village.
- NO Council Rates
- NO Unity Water charges.
- 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
- 5 minute drive to the centre of town (Bulcock St, Caloundra)
- 5 minute drive to Golden Beach and Bulcock Beach
- For over 50s

2 BED | 1 BATH | 2 CAR

#### PRICE:

\$199,000 Negotiable

#### OPEN FOR INSPECTION:

N/A



**Bev Rolfe**  
**0412363604**

bevrolfe@atrealty.com.au

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