



**SOLD**

## 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:**  
\$165,000

**OPEN FOR INSPECTION:**  
N/A



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