



**SOLD**

## "EMPRESS PARK" MANUFACTURED HOME WITH LOVELY LARGE FENCED YARD - LITTLE MOUNTAIN CALOUNDRA - FOR OVER 50S

Homes in this lovely, sort after village of "Empress Park", Little Mountain, Caloundra don't come up very often!!! Here is an opportunity to secure your forever home within 5 minutes to the lovely white sandy beaches of the Sunshine coast!

This home is at the end of a cul-de-sac and has 2 bedrooms. The main bedroom with a beautiful green & private outlook from both windows to the fully fenced back yard (sorry no dogs or cats allowed unless approved as a care animal). There's a large kitchen with lots of storage room which adjoins the dining area and a large separate lounge room. The front stairs are small steps for the disabled or if you are not able to do full sized steps. There is room to extend the house into the back yard if required.

There are 2 sheds and the beautiful, private back yard, which has room to plant whatever you wish!! A nice mango tree is already producing tasty mangoes!! There is a front entry and side door (to carport).

The home will be sold with the current legally required smoke alarms.

### 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!
- SITE FEES (see details below)!!
- Sorry, NO dogs or cats allowed unless care animal (birds on application to management).
- 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 with crossing at traffic lights
- 5 minute drive to the centre of town (Bulcock St)
- 5 minute drive to Golden Beach

2 BED | 1 BATH | 1 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)