



## FOR SALE

**NOTHING TO DO!! "EMPRESS PARK" BEAUTY AT LITTLE MOUNTAIN, CALOUNDRA - FOR OVER 50S READY TO MOVE INTO NOW, 5 MINS TO BEACH, MAJOR SHOPS & HOSPITALS**

This gorgeous, air-conditioned home has everything you need ..... fantastic lifestyle close to the beach, low maintenance, security, shops, hospitals & beach all a short drive away! This home is immaculate! It's ready to move into as soon as you are. There's nothing to do or spend. The home will be sold with the current legally required smoke alarms. (See Site fees below) .....

### GREAT FEATURES OF THE HOME

Large new private back deck 8m X 3m with Merbau flooring with roll-down blinds & facing the ocean breezes  
8m long garage (end-on-end) parking for 2 vehicles  
2 beautiful bedrooms with built ins & ceiling fans  
Large shed  
Front verandah  
Lovely large back yard & gardens  
Modern kitchen and bathroom  
Solar panels  
Laundry

### 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)

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$359,000

**OPEN FOR INSPECTION:**  
N/A



**Bev Rolfe**  
**0412363604**  
bevrolfe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)