



SOLD

GORGEOUS HOME "EMPRESS PARK" LITTLE MOUNTAIN, CALOUNDRA - 5 MINS TO BEACH - FOR OVER 50S

This gorgeous, air conditioned home, is in EXCELLENT condition with not a cent to spend.....It is immaculate and ready to move into now!! The home is located in a private and quiet part of the Village at sort-after, Empress Home Park, Little Mountain, Caloundra.

There are 2 bedrooms plus an office or 3rd bedroom (2 with built-ins and ceiling fans). Room for 2 vehicles of any size (2 small cars fit under-cover). The kitchen and bathroom are pristine and like new. The kitchen is also like new and has a large pantry and plenty of cupboard space! There is a separate toilet and also a spacious laundry. Some furniture may be negotiated.

FEATURES:

- 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!
- VERY REASONABLE SITE FEES (see details below)!!
- Sorry, NO pets allowed (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
- 5 minute drive to centre of town (Bulcock St)
- 5 minute drive to Golden Beach and Bulcock Beach
- For over 50s

Site fees are \$235.00 per week. CENTRELINK REBATE FOR PENSIONERS AND NEW START OF \$95.00 PER WEEK!! Bringing the site fee down to a very reasonable \$140.00 per week.

Give me a call today to discuss and arrange a private inspection. Ask me to call you back to save your mobile call charges!

CHECK OUT BEV ROLFE'S OTHER RETIREMENT HOME CHOICES HERE! JUST CLICK ON

3 BED | 1 BATH | 2 CAR

PRICE:
\$345,000

OPEN FOR INSPECTION:
N/A



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