



# SOLD

## 3 BEDROOMS PLUS OFFICE, STEEL, FRAMED HOME, AT SECURE "EMPRESS PARK" VILLAGE

This VERY SPACIOUS, steel framed Glendale home, has 3 good sized bedrooms and a study/workshop (or 4th bedroom with wardrobes). It is a HUGE villa for over 50's living at beautiful, Little Mountain, Caloundra, close to beaches, Bribie Passage and shopping centres, with transport at your doorstep, at the peaceful, secure and friendly, "Empress Park". The complex boasts a refreshing swimming pool and bar-b-cue area to enjoy with Friends and Family. Pets are welcome. Investors are also welcome as the villa can be Tenanted by over 50's.

The master bedroom is huge, with access to the 2-way bathroom. All bedrooms have plenty of large windows to let the light and fresh sea breezes in. There is security lighting and 2 security cameras for peace of mind. All rooms in the home have high ceilings which helps air flow through and also adds to the feeling of spaciousness. The very generous, open living/dining area has air conditioning (cool and heat). The kitchen is absolutely stunning and very modern, with plenty of bench and cupboard space. There is a separate laundry with large linen cupboard. The double carport is covered on 3 sides, which easily accommodates 2 vehicles and also has space for an outdoor setting at the end. The office could be used as a workshop for the handyman or a craft/sewing room for the ladies. Through to the fenced back yard, is a sunny, private grassed area and a big shed with lighting and power. You will not receive Unity Water or Rates bills, as the complex covers these facilities within the site fee. There is even a bore water tap, for watering the garden.

The home is second from the end of a quiet cul-de-sac with locked gated access to a beautifully treed, gazetted parkland area, with close access to a children's park with swings and a full sized, fenced, cricket pitch. A handy Gateway Care grocery store is located within walking distance from the home.

The site fees cover Council rates and Unity Water bills, so no more unexpected out goings at the last minute!! Electricity is discounted substantially. There is an onsite Manager at the complex for added security. Very generous centre link assistance applies to pensioners, to help cover the site fees. There is no Government stamp duty on the purchase either!! Pets are allowed and the villa can be Tenanted as an investment.

Give me a call for a private inspection!! Please ask me to return your call to save you the mobile

4 BED | 1 BATH | 2 CAR

PRICE:  
\$244,900

OPEN FOR INSPECTION:  
N/A



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