



# SOLD

## BEACH LIFESTYLE AT FRIENDLY "PALM VILLAGE" CALOUNDRA

Come and enjoy the relaxing atmosphere of "Palm Village" in a convenient location, close to all amenities, shops, transport and of course, beaches! This 2 bedroom home has everything you will need to be super comfortable and content. The beautiful green, grassy, flat yard is large enough to accommodate a boat to the side of the home, as well as having 2 car spaces - a single carport and one open car space for your visitors or second car.

The home is insulated with high ceilings and the interior is very spacious and homely, with air conditioning, gas hot water system and gas cook-top to save on your power bills. There are ceiling fans in every room and the bedrooms have built-in wardrobes. For the handy man, there is a large 3m X 3m shed with power and shelving. There is space for a work shop in the carport next to the shed.

Have a dip in the lovely swimming pool. Get creative in the recreation hall with craft & exercise classes plus a small library where you can borrow a book to read, or simply entertain Friends & Family in the bar-b-cue area.

The site fees cover the 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!! There are no Entry or Exit fees. Just move on in and enjoy your beach lifestyle!!

The village has boom gate coded access for added security. Bunnings is just over the road. Shopping, transport and all amenities are right at your doorstep.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$170,000

OPEN FOR INSPECTION:  
N/A



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