



FOR SALE

RENOVATED & SPACIOUS 2 BEDROOM UNIT WITH 3 CAR CARPORT AT PEACEFUL & SECURE "EMPRESS PARK" LITTLE MO

Are you over 50 and want to live in a beautiful, secure village atmosphere, with a bunch of other happy, friendly people?? Then come and live at the quiet and pretty "Empress Park", Little Mountain, Caloundra. Where you can be as social or private as you like! You will be close to all imaginable conveniences - there is transport (bus at your front gate), beautiful white sandy Caloundra beaches are just up the road and town centre only 5 minutes away. Major hospitals just around the corner - library, cafes, restaurants etc. etc. are also 5 minutes and Bunnings is conveniently just across the road for the handyman/women and keen gardeners.

This lovely 2 bedroom villa, has a very spacious and well appointed, freshly renovated interior. The exterior is also immaculate!! There is 3 car under-cover accommodation!! YES I said 3 CARS!! Family and visitors are no problem here!! There is a petition dividing the carport into 2 segments which can be easily removed. There is a garden shed too - and there's plenty of space in the back yard to grow all the vegies you will ever need! If you like, bring your dog or cat, as pets are very welcome. If you are an Investor, you can rent the villa to anyone over 50 YO.

The lounge and dining rooms are open plan and flow seamlessly to the modern kitchen being very easy to get around. The flooring through the living, dining, kitchen and hall way areas, is new wooden floating floor panelling and there are new carpets in the bedrooms. The shower has just been renovated too and is super roomy.

The village has NO entry or exit fees and NO Body Corporate fees or Committees!! You DO NOT have to pay for any Council Rates or Unity Water charges and the added bonus that Electricity is only paid per kw that you use! There are only fortnightly site fees and for Pensioners, there is a very generous Centre Link Pensioner rebate on this fee, which reduces the cost of the site fee BY OVER ONE THIRD!!! Give me a call today to discuss and arrange a private inspection. Ask me to call you back to save your mobile call charges!

You pay NO RATES, NO WATER BILLS, DISCOUNTED ELECTRICITY!! JUST A WEEKLY SITE FEE WITH A GENEROUS PENSIONER SUPPLEMENT FROM CENTRELINK!!! Sell any time with no penalties or implications - There are no hidden costs!

2 BED | 1 BATH | 3 CAR

PRICE:
\$174,900

OPEN FOR INSPECTION:
N/A



Bev Rolfe
0412363604
bevrolfe@atrealty.com.au
www.atrealty.com.au