



## FOR SALE

### THE BEST BLOCK IN THE VILLAGE!! VACANT-MOVE IN NOW!! 2 BEDROOMS PLUS OFFICE & 2 SEPARATE CARPORTS

You are practically at the beach here!! 3 minutes to pristine, Golden Beach and 5 minutes to Bulcock Beach and Bulcock Street - the shopping and café centre of Caloundra!! The home is vacant and ready to move into!!

This is undoubtedly the best allotment in the whole village, being at the end of the cul-de-sac!! It is VERY PRIVATE with lovely open expanses of grassy gardens on two sides of the home which can be enjoyed from the front or side verandas!! (The grass is even mowed by management - you don't have to do it!!) As well as the queen and double bedrooms, there is an office or store room, attached to the 2nd bedroom, which is currently being used as a THIRD bedroom and comfortably fits a single bed & side table - this would be great for the kids or grandchildren staying over. The spacious lounge room opens onto the wrap-around style veranda, as does the dining room - both looking out to the gorgeous grassy garden and absolute privacy, giving an airy, bright and relaxed feeling to the whole house. There are lots and lots of large windows throughout the home, ceiling fans and an air conditioner for the warm summer months which are now upon us. There is ramp access to the house from one of the carports and stairs from the other carport. Both carports are separate, so no need to worry about being parked in! The shed is 2.5m X 2.5m with plenty of room for garden tools or a workshop. There is also a beautiful cool pool in the complex for a refreshing dip!

The kitchen is lovely and roomy with lots of cupboards, pantry and a large fridge space. There is a separate laundry with huge linen press and cupboards. The bathroom has a good sized shower. The Toilet is separate. Both the toilet and bathroom are easily accessible to all bedrooms.

For Pensioners, there is a very generous Centre Link Pensioner rebate on the site (rent of the land), making the total cost of the site fee around \$89 per week after the rebate!! The Pensioner rebate is means tested. Site fee if not Pensioner is \$145.00 per week. Palm village has NO entry or exit fees. You DO NOT have to pay for any Council Rates or Unity Water charges as this is included in the site fees - AND the added bonus that Electricity is only paid per kw that you use! There is NO Government stamp duty on the purchase either!!

2 BED | 1 BATH | 2 CAR

PRICE:  
\$169,000

OPEN FOR INSPECTION:  
N/A



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