



**SOLD**

## LIVE IN THE BEAUTIFUL "EMPRESS PARK" LITTLE MOUNTAIN, CALOUNDRA FOR OVER 50S

The homes here, in sort-after "Empress Park", are rare to come by! This is an amazing opportunity to stake your claim and set up a lifestyle close to the beach and all conceivable amenities. It's only a 5 minute drive to the pristine Golden Beach, with its beautiful clear blue water and white sandy beaches.

This spacious, air conditioned home is vacant, so move right on in and settle down as soon as you like!! The home is light & bright with plenty of windows and there is a large verandah at the front of the home facing East to catch the fresh, clean ocean breezes where you can sit out and read your favourite book or have a cuppa with Friends and Family. To save on your electricity bills, there are solar panels on the roof - The current Owner hasn't had an electricity bill since connecting the home to solar!!

The kitchen is large enough to cook up a storm and has loads of cupboard space!!

### GREAT FEATURES INCLUDE:-

- Double carport
- Solar panels
- Air conditioning
- Ceiling fans
- Spacious, combined lounge/dining room
- Large kitchen
- Big front Verandah
- Large back yard for a vegie patch or to keep a pet dog - Pets are welcome!!
- Garden shed
- Can be rented out to over 50s
- In-ground swimming pool in complex - Pool area can be used for your own functions or events (B-B-Q, chairs & tables available at no charge)

### OTHER INFORMATION:-

- For over 50s only
- Rent includes - Council Rates and Water!!
- Rent of site - Only approximately \$88 per week AFTER Pensioner rebate (means tested), or

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$135,000

**OPEN FOR INSPECTION:**  
N/A



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