

**151/72 Mark Road West, Little Mountain, Qld 4551**



## **Sold Retirement Living**

Friday, 1 September 2023

151/72 Mark Road West, Little Mountain, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**



David Radcliffe

## Contact agent

This beautiful home has been recently painted and well maintained by the current owner, with 2 bedrooms, 1 bathroom and huge amounts of external storage room adjoining the carport. It is conveniently located within a 100 metre walk of the office/mailboxes and backs onto a council reserve guaranteeing peace and tranquility - this is truly one of the rare ones in the village. Year round comfort is guaranteed with a split system air conditioner in the living area that will cover the whole house and new carpets in the lounge & both bedrooms. If peace and quiet in retirement is important to you then this beautifully presented 2 bedroom manufactured home in this immaculate village is what you're looking for. Features that we love include:

- Generous master bedroom with BIR and ceiling fan
- 2nd good sized bedroom both with built-in robes
- Spacious kitchen with heaps of bench space and loads of cupboards
- Dining room adjacent to the kitchen with split system air con
- Separate lounge with ceiling fan and opens to front deck
- Office/utility room with direct access to the rear patio
- Bright and airy main bathroom
- Separate toilet and laundry area
- Front verandah with pull down shades for privacy
- Rear patio with views over the council parkland and bowling green
- Single carport with full length storage built in
- Air conditioning in the living area
- Low maintenance rear yard

**Park Information & Facilities:**

- Swimming pool & spa plus BBQ areas
- Full size grass "Bowling Green" with club house
- Secure & gated village
- Pet friendly - small dogs on application
- Further On site storage areas for your boat or caravan
- Croquet, billiards, gym, spa, library and reading room
- Licenced "Community Hall", Library, Craft room, Gym & Hairdressing Salon
- Owner occupier village - no renting permitted
- New Sunshine Coast University Hospital only 10 minutes away
- Shopping "Bus Service" twice weekly
- Council bus stop right out the front of the Village if you want to go into Caloundra
- Low site fees which includes rates, water usage and waste removal
- NO ENTRY OR EXIT FEES!!
- NO BODY CORPORATES OR BODY CORPORATE FEES!!
- NO STAMP DUTY!!
- Onsite Manager and secure coded boom gate entry

Priced to sell at \$405,000. Phone David Radcliffe on 0407 780 500 to arrange your inspection today.