

**161/72 Mark Road West, Little Mountain, Qld 4551**



## **Retirement Living For Sale**

Friday, 22 December 2023

161/72 Mark Road West, Little Mountain, Qld 4551

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**



David Radcliffe

## **Priced at \$350,000**

If peace and quiet in retirement is important to you then this beautifully presented 1 bedroom manufactured home in this amazing village is what you're looking for. This immaculate property features a front deck overlooking the bowls green and also pergola at the rear for private entertaining. The home boasts a solar panel system for the budget conscious and has been well maintained, with one king sized bedroom plus an additional utility/laundry room this home would suit either a single person or couple. Year round comfort is guaranteed with a high position to catch all the summer breezes and on those really hot days the split system air conditioning will keep you as cool as a cucumber. Features that we love include:

- Generous king sized master bedroom with BIR & ceiling fan
- Spacious kitchen with heaps of bench space and outlook over the bowls green
- Dining room adjacent to the kitchen
- Large lounge room with air conditioning that opens onto the front deck
- Utility/laundry room with direct access to the single carport and rear pergola area
- Bright and airy main bathroom with shower and built in seating
- Front verandah with pull down shades for privacy
- All front windows have crimsafe mesh on the windows and security screens on all doors
- Rear pergola for private entertaining
- Laminate "bamboo look" flooring throughout with no carpets
- Single carport with internal house access
- Air conditioning in the living area

**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 council rates, water usage and waste removal
- **NO ENTRY OR EXIT FEES!!**
- **NO BODY CORPORATES OR BODY CORPORATE FEES!!**
- **NO STAMP DUTY!!**
- Secure coded boom gate entry

Priced at \$350,000.00 Phone David Radcliffe on 0407 780 500 to arrange your inspection today.