

**24/65 Caloundra Road, Little Mountain, Qld 4551**



**Sold Unit**

Thursday, 5 October 2023

24/65 Caloundra Road, Little Mountain, Qld 4551

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Unit**



Bev Rolfe

0412363604

**\$400,200**

This is the BEST & LARGEST HOME IN THE VILLAGE, RIGHT AT THE END OF A QUIET CUL-DE-SAC !!! This beautiful, extra large, TOTALLY RENOVATED, 3 bedroom, air conditioned home is very spacious, freshly painted throughout & has open plan living areas, with a HUGE lounge room. There are beautiful, BRAND NEW wooden, floating floors throughout. The home is light & airy and next to lovely parkland, in a quiet area, located in a private lot, right at the edge and back of the Village at the lovely "Empress Park", Little Mountain, Caloundra. There are 3 bedrooms with built-ins. Room for 3 vehicles to park under-cover with remote control garage roller door. The kitchen has gorgeous bench tops, large pantry and ample storage space. The home has a modern and a spacious bathroom. There is a BRAND NEW ROOF, BRAND NEW FLOORING AND PAINT THROUGHOUT, ALSO UPGRADED ELECTRICAL & PLUMBING!!! There are ceiling fans, plus window & door tinting throughout the wholehouse & block-out curtains. There are 3 separate out-door under-cover entertainment areas at the home to choose where you would like to either, entertain, relax or enjoy the great out-door lifestyle of the Sunshine Coast, including a cool, breezy front verandah facing East to catch the fresh air from the ocean, an amazing, private deck at the back of the home over looking the gardens and birdlife, also a lovely tiled area at the back of the home with access from one of the bedrooms. There are plenty of low maintenance gardens for the green thumb to enjoy. The dishwasher, refrigerator & washing machine are negotiable. VILLAGE FEATURES: Bus stop at front of Village. Access to park at back of village with cricket pitch, B-B-Q area & swings. NO Council Rates OR Unity Water charges. There is NO Government stamp duty on the purchase!! NO ENTRY OR EXIT FEES! VERY REASONABLE SITE FEES!! Sorry, NO pets allowed (birds on application to management). Sell ANYTIME with no penalties. 5-10 minutes to the MAJOR SUNSHINE COAST UNIVERSITY HOSPITAL & other close by hospitals. Owner Occupiers only (cannot be rented out). 7 Eleven at front of Village. Bunnings & Chemist Warehouse straight across the road. 5 minute drive to centre of town (Bulcock St). 5 minute drive to Golden Beach and Bulcock Beach. For over 50s. Site fees are \$177.00 per week. CENTRELINK REBATE FOR PENSIONERS AND NEW START OF \$69.00 PER WEEK, bringing the site fee down to a very reasonable \$108.00 per week. Give me a call today to discuss and arrange a private inspection. Ask me to call you back to save your mobile call charges! CHECK OUT BEV ROLFE'S OTHER RETIREMENT HOME CHOICES HERE! JUST CLICK ON HER NAME ON THIS ADVERTISEMENT, SCROLL DOWN AND CLICK "PROPERTIES FOR SALE"