

27/63 Caloundra Road, Little Mountain, Qld 4551



Sold Unit

Sunday, 15 October 2023

27/63 Caloundra Road, Little Mountain, Qld 4551

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Bev Rolfe

0412363604

\$257,000

This lovely spacious "Glendale" Home, is at a very quiet & peaceful over 50s village at Palm Village, Little Mountain, Caloundra. Features of the home includes: - Air conditioning- Single carport / garage with roller door- Plus space for 2nd vehicle - Large verandah- Ceiling fans- Electric oven & cooktop- Electric How Water System- Open plan living areas- Allocated dining area- Good sized kitchen with LOADS of storage & 2 pantries- Separate laundry- Separate toilet- Garden shed 1200 X 2000- Concrete stumps- Aluminium cladding

SITE FEE:OUT OF POCKET SITE FEE \$157.00 per week AFTER CENTRELINK REBATE. This is calculated by subtracting the Pensioner Centrelink rebate of \$78.00 from the actual site fee of \$230.00. THE REBATE APPLIES TO PENSIONERS & JOB SEEKERS!! There are NO other fees except gas, electricity and house insurance. Electricity is metered to your own house and substantially discounted not only for Pensioners who receive a rebate, but bulk park discount. Close to major hospitals, all imaginable facilities, bus stop at front of village, convenience store & take-aways also at front of village. No rates or water charges. No entry or exit fees!! No Body Corporate fees. No stamp duty on purchase. No penalties when it comes to selling!

FEATURES OF THE VILLAGE: Boom gate code to enter village. Swimming pool 50m to bus stop & walking/bikeway right at the front of village 50m to convenience store, Bunnings & Chemist Warehouse Over 50's only Sorry no dogs or cats Purchase must be with cash or equity (no loans available) Owner Occupiers only (cannot be rented out) Within only a 5 minute drive to the lovely Golden Beach, Bulcock Beach & the centre of town, this home is central to everything!! Convenience store & bus stop at front of village, Bunnings, Chemist Warehouse & coffee shops are only just across the road from "Palm Village" (crossing with traffic lights). Also 5 mins. to Bulcock Street (the main street in Caloundra) for major supermarkets including Aldi, Coles and Woolworths, cafes, specialty shops, boutiques etc. Major hospitals are a stones throw away & the most beautiful surf beaches in the world!!! Give me a call today to discuss and arrange a private inspection. 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"