

**74/1 Beerburrum Street, Dicky Beach, Qld 4551**



**Unit For Sale**

Friday, 26 April 2024

74/1 Beerburrum Street, Dicky Beach, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bev Rolfe

0412363604

## \$280,000 OFFERS

Your dreams will all come true at Dicky Beach, where you can jump out of bed and stroll down to the crystal clear surf beach for an early morning swim. IGA, Chemist, T/Aways, Surf Club etc, just a stroll away. You don't need a vehicle here - all your needs are so close at hand! This home is a caravan and annex and has been modernised inside and out like NEW. There is nothing to do or spend here!!!! Just move in and relax!!!

**FEATURES OF THE HOME**- Boat / caravan / extra vehicle parking in large back yard- 2 Road frontages for easy parking of trailers- Carport will fit high 4WD- 2 Bedrooms PLUS Large lock-up Utility room / workshop / laundry 4m X 2.5m (at end of carport)- Air Conditioning- No stairs inside home (all one level)- Disabled / elderly friendly- Huge main bedroom 4m X 3m with large robe with 3 sliding mirrored doors (photo shows king sized bed)- 4 Ceiling fans throughout house and carport- Beautiful spacious new kitchen with double sink, pantry, large drawers and loads of storage- Legally required smoke alarms and gas compliance certificate on sale- Modern new bathroom with large shower enclosure & grab rails- Separate toilet with grab rail- Gas hot water system- Awnings on front patio and front of carport- Security screens on all but 1 window- TV mount on wall- As new Curtains & blinds throughout(SEE SITE FEES BELOW) Enjoy the coast lifestyle and peace of this small Sunshine Coast community, with bus stop, IGA, T/aways, Chemist & butcher, just over the road from the Holiday Park (crossing at traffic lights). \* Note - Must be principal place of residence. 2 people maximum (cannot to be rented out). Sorry no dogs/cats.

**GREAT FEATURES OF THE PARK**: Security boom gate entry to park 100M to patrolled surf beach, park, kids playground & skate park 1 min. walk to Surf Club for counter meals & pokies **RIGHT ON THE BEACH!!** Shops across the road - IGA, Clancy's take away, bakery, chemist, butcher, restaurants, cafes & bar Swimming pool Tennis court (full sized) Games room for the kids Bus stop only a short walk 5 min. drive to Bulcock Street, Caloundra Many kilometers of walking & bike paths Major hospitals & medical facilities based only 5 minutes from Caloundra **NO COUNCIL RATES** **NO WATER CHARGES** **NO STAMP DUTY ON PURCHASE** **OUT OF POCKET SITE FEE COST, IS ONLY \$113.00/WK FOR PENSIONERS & JOB SEEKER (AFTER CENTRELINK REBATE OF \$75.00 PER WEEK), OR \$188.00 PER WEEK FOR ALL OTHERS (NO REBATE)** **NO ENTRY OR EXIT FEES** **SELL ANY TIME WITH NO FEES** **NO OTHER FEES EXCEPT FOR YOUR OWN ELECTRICITY USEAGE & HOUSE INSURANCE** **SORRY NO DOGS OR CATS ALLOWED** **SORRY NO LOANS AVAILABLE FROM BANKS - CASH OR EQUITY ONLY** **OWNER OCCUPIERS ONLY, (CANNOT BE RENTED OUT)** Only 45 minutes to Brisbane, 25 minutes to Maroochydore, 5 minutes to Bulcock Street, Caloundra with over 200 specialty shops, cafes, restaurants, grocery stores, library. 5 minute drive to Woolworths, Aldi & Coles etc. 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"**