

**80/72 Mark Road West, Little Mountain, Qld 4551**



**Sold House**

Sunday, 24 March 2024

80/72 Mark Road West, Little Mountain, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



David Radcliffe

## Contact agent

This beautiful home has been lovingly cared for by the current owner, with 2 bedrooms, 1 bathroom and ample storage room under the house. It is conveniently located within a 100 metre walk of the office/mailboxes and boasts an electric chair lift on the front stairs, SMA solar panel system, alarm system & a very low maintenance block. Year round comfort is guaranteed with not only ducted air conditioning throughout the entire house but also 2 split system air cons in the lounge and master bedroom for your comfort. 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 & new ceiling fan/light combo
- 2nd good sized bedroom with BIR & ceiling fan/light combo
- Spacious kitchen with dishwasher & heaps of bench space
- Dining room adjacent to the kitchen
- Lounge with ceiling fan, air con & opens onto front balcony
- Office/utility room at the end of the carport for storage or create a 3rd bedroom/study/hobby room
- Functional bathroom with separate toilet & handrails
- Internal laundry area with direct access to the rear of the house
- Front verandah with pull down shades for privacy & an electric chair lift
- Single garage with remote control roller door
- Ducted Air condition and 2 split system air conditioning unit throughout the house
- Solar panel system with SMA inverter for reduced electricity bills
- 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 \$450,000 so get in quick. Phone David Radcliffe on 0407 780 500 to arrange your inspection today.