

82/63 Caloundra Road, Little Mountain, Qld 4551



Sold Unit

Friday, 23 February 2024

82/63 Caloundra Road, Little Mountain, Qld 4551

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Bev Rolfe

0412363604

\$155,400

This lovely home is in a great position at "Palm Village", being on the Eastern edge of the Park and catching the ocean breezes with a lovely back verandah and fully paved, private back yard, a nice garden and 2 sheds. The home is spacious and easy to move around in, with one open style bedroom which fits a Queen bed (see photo shows Queen bed) and another smaller bedroom, which can be used as an office, storage or for visitors staying over. It has a good-sized lounge room, with the advantage of being able to move freely (with no internal stairs), to the dining & kitchen area. Close to major hospitals, all imaginable facilities, bus stop at front of village, convenience store & take-aways also at front of village. Features of the home includes:- Air conditioning- Added Bonus that "Palm village" use the Manufactured Homes Site Agreement, covered by the "Manufactured Homes Act"- Instant gas hot water system- Blinds / curtains on all windows- Security screens on both doors & some windows- Gas cook top and oven- Open plan living with NO STAIRS INSIDE THE HOME between annex and caravan- Good sized lounge area- Separate dining area- Large kitchen with LOADS of storage & pantry 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 (easy crossing at traffic lights) Over 50's only Sorry no dogs or cats Purchase must be with cash or equity (no loans available from banks when not purchasing land) Owner Occupiers only (cannot be rented out) SITE FEE: OUT OF POCKET SITE FEE \$139.00 per week AFTER CENTRELINK REBATE. This is calculated by subtracting the Centrelink rebate of \$94.00 from the site fee of \$233.00, REBATE APPLIES TO PENSIONERS & NEW START!! There are NO other fees except gas, electricity and house insurance. Electricity is metered to your own house. 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! 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"