

87/63 Caloundra Road, Little Mountain, Qld 4551



Unit For Sale

Tuesday, 19 December 2023

87/63 Caloundra Road, Little Mountain, Qld 4551

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Bev Rolfe

0412363604

\$369,000

This is the best home in the village!! It is absolutely beautiful, spotless & immaculate !This "like" BRAND NEW, spacious, award winning, "Glendale" Home, with air-conditioning, is in a very quiet & peaceful over 50s village at Little Mountain, Caloundra. The current owner is a non smoker.FEATURES OF THE HOME INCLUDE:- Air conditioning- Ceiling fans x 4- Located in a private cul-de-sac- High ceilings in living areas- New floor planking to living areas & both bedrooms- Included: Washing machine, Refrigerator, Italian leather 3 seater lounge, TV in bedroom, extendable dining table & 4 chairs and microwave (all as seen in photos)- Security screens to all windows and doors- Window locks on all windows- Window tinting- 2 TV points- Extra power points- Insulation in ceiling and walls- 2 way bathroom- Access to under house for storage- 94 sqm under roof - Instant gas hot water system- Blinds on all windows- Sensor lights- Window locks- Gas cook top and electric oven- 2 x 45 Ltr Gas cylinders- Quality fittings throughout- Open plan living areas- Large lounge area- Separate dining area- Large kitchen with LOADS of storage & pantryThe position in the park is perfect, being on the Eastern edge of the Village with Easterly aspect & at the end of a quiet cul-de-sac which catches the ocean breezes.SITE FEE:OUT OF POCKET SITE FEE \$138.00 per week AFTER CENTRELINK REBATE. This is calculated by subtracting the Centrelink rebate of \$94.50 from the actual site fee of \$232.50. THIS REBATE APPLIES TO PENSIONERS & JOB SEEKERS!!There are NO other fees except gas, electricity & house insurance. Electricity is metered to your own house & is heavily discounted.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 purchaseNo penalties when it comes to selling!FEATURES OF THE VILLAGE:- Boom gate code to enter village - Secure living in a friendly community- Shaded Swimming pool & BBQ area- Discounted electricity - some residents don't pay a cent for electricity !!!- 50m to bus stop & walking/bikeway right at the front of village- 50m to convenience store, Bunnings & Chemist Warehouse - 20mins to Landsborough train station to Brisbane Airport, Gold Coast & Ipswich - Free parking at station- Courtesy busses to local Clubs including RSL, Bowls & Sports- 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)- Car wash area- Community Club HouseWithin 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 with public, private & emergency care are a stones throw away. 5 Shopping precincts. Medical precincts & Bulk Billing Medical Centres. 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"