

**98/63 Caloundra Road, Little Mountain, Qld 4551**



**Sold House**

Thursday, 5 October 2023

98/63 Caloundra Road, Little Mountain, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bev Rolfe

0412363604

## Contact agent

This BRAND NEW, spacious, award winning, "Glendale" Home, at a very quiet & peaceful over 50s village at Little Mountain, Caloundra. The renowned name, "GLENDALE HOMES" have been building homes since the early 70's, with style, value and quality! SITE FEE: OUT OF POCKET SITE FEE \$155.00 per week AFTER CENTRELINK REBATE. This is calculated by subtracting the Centrelink rebate of \$78.00 from the site fee of \$233.00, REBATE APPLIES TO PENSIONERS & JOB SEEKERS!! There are NO other fees except gas, electricity and house insurance. Electricity is metered to your own house. Features of the home includes:- 6 1/2 year structural warranty- 12 month guarantee on workmanship, materials & appliances- Insulation in ceiling and walls- 94 sqm under roof - Ceiling fans- Instant gas hot water system- Blinds on all windows- Quality floor coverings- Sensor lights- Window locks- Gas cook top and electric oven- Quality fittings throughout- Open plan living areas- Large lounge area- Separate dining area- Large kitchen with LOADS of storage & pantry. The position in the park is perfect, being on the Eastern edge of the Village and at the end of a quiet cul-de-sac and catching the ocean breezes. 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"