







OCEAN VIEWS..LUXURIOUS HOME WITH OPTION OF DUAL OCCUPANCY....IMMEDIATE INCOME .....

FORGET BUILDING DELAYS..... This very desirable single storey property is ideal for the largest family looking for space or even the retiree who has a unique opportunity to rent out the Granny Flat and utilise the house for yourself, or vica versa, a fantastic business opportunity, home business/ work from home....endless choices..... all with an ability to produce an immediate income. Differing family dynamics are catered for with the adjoining self contained flat melding effortlessly into the entire presentation of this superb home,

Located in quiet cul-de-sac with ocean views, this home is simply stunning. Lovely stroll via Eighth Avenue walkway has you on the Esplanade/Ocean within minutes. This home is also located conveniently near the Bowls Club, Community Centre, Tennis courts and park, playground and BBQ facilities..

Surround yourself with timeless quality in this prestigious Woodgate Beach home, which has been carefully designed to integrate relaxed family living and simplistic outside entertaining.Constructed and maintained to the highest standard, this magnificent home presents in flawless quality, it truly must be seen to be appreciated. Both areas have open plan floor areas with contemporary inclusions, ideal for every aspect of family living, four spacious bedrooms and two bathrooms in total.

From the concreted front driveway to the back fence, you will be left wanting for nothing. Just unpack, sit back and live.

The list of inclusions in this exclusive property are endless, including:

4 2 2 637m2

Price	SOLD for $850,000
Property Type	Residential
Property ID	1010
Land Area	637 m2

AGENT DETAILS

Jose Arjona - 0412 144 426
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OFFICE DETAILS

Woodgate
Suite 2, 138 Esplanade Woodgate
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07 4126 8811

Main House:

Lovely spacious, open plan living, kitchen and dining area + Study nook, all enjoying uninterrupted ocean views.

The living and dining area enjoys ocean crossbreezes from the numerous windows and sliding doors, all fully screened. The three door stacker is a feature providing stunning views of the nearby Esplanade and ocean, as well as melding the inside and outside seamlessly. The ocean facing outside entertainment area is also stunning to view and enjoy. Very unique Shade sails provide practical coolness and shade as well as being extremely pleasing to the eye.

Very fresh and appealing kitchen with white cupboards and tiles provides more than ample storage with overhead cupboards and deep draws. Designated pantry. Modern applicances with gas cooktop and electric oven, rangehood and dishwasher.

Easily maintained tiled floors and air-con and ceiling fans ensure comfort on every level all year round.

Three roomy carpeted Bedrooms are positioned at the rear of the property. All with ceiling fans and Built in Robes. Air Conditioners in Master and Bedroom 2.

Family Bathroom with extra wide vanity, full size bath, separate spacious shower.

Separate Toilet which is connected to outside water tank providing for water efficiency.

Laundry area also provides extra cupboards and space for storage.

All exterior access doors are fitted with Crim Safe screendoors.

Self Contained Unit/Granny Flat:

Open plan living, dining and kitchen area opening out through fully screened glass sliding doors to the ocean facing covered verandah. Crim Safe screen doors installed.

Air-Conditioned with ceiling fans to ensure comfort all year round.

Fully appointed kitchen with electric stove and oven,

Roomy Queen sized bedroom with adjoining ensuite.

Toilet is also connected to the outside water tank for water efficiency.

Discreet Laundry facility located in linen cupboard.

Outside:

Both homes access the shared breezeway from screened glass sliding doors. This breezeway is a focal point leading to the gorgeous fern house where plants thrive all year round.

Water is also in abundance to maintain established gardens and lawns. This is supplied from the registered bore and 20,000 litre tank.

Low maintenance landscaped gardens include bird attracting trees, fruit trees and lovely shrubbery.

An extra large powered shed provides protection for your cars and boats (7.3m x 6.8m). There is still plenty of access and room for the largest caravan/ motorhome.

Fully fenced on threes sides, with gates opening into the backyard.

Surrounded by quality homes, 25 Whiting Street is located in a great area to raise a family, run a business, retire, rent out one area and holiday yourself....the

options are endless. Leisure and pleasure activities are also catered for with easy access to the hiking/biking tracks of Burrum Coast National Park, and also the boat ramps at Walkers Point, Theodolite Creek and the Esplanade. 4WD tracks, Bird Watching, Paddle Boarding, Fishing, Skate Bowl and more.

ONE NOT TO BE MISSED.....THIS HOME IS A MUST TO INSPECT.....

To discuss or arrange to inspect, please contact Jose Arjona 0412 144 426

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