







STROLL TO THE BEACH FROM THIS LOVELY HOME.....

This property is not just a home, it's a lifestyle. A coastal escape full of comfort, coastal breezes, and the joys of living right by the beautiful beach of Woodgate. You will be just moments from the Ocean, which is great for swimming, fishing, diving or just enjoying a lovely walk down the long, picturesque Esplanade. Better yet, you can skip the queue waiting for a new home to be built!

This immaculately presented 3-bedroom home is situated on a 839 sqm block in the highly sought-after suburb of Woodgate. Living here could be the lifestyle change you have been thinking and dreaming about. Leave the car at home, as the beauty of this location is you are only located a 10-minute easy stroll to the pristine Woodgate beach, Hotel and Esplanade. 6-minutes to the local Friendly Grocer, Hardware and Chemist. Short drive to the local cafes, takeaways, Bowls Club, plus many more facilities. There are primary and high schools close by and you are also only 35 km from Childers and 55km from the Bundaberg CDB.

This 12 year old home features 3 large sized bedrooms all with built in wardrobes and ceiling fans. The master bedroom is situated at the front of the house giving that privacy separation from the other two bedrooms. There is a lovely ensuite in the master bedroom featuring a large walk-in-shower. The main bathroom showcases a large bathtub and walk-in-shower. This home oozes comfort and quality but also has a warm homely feel to it.

The fully screened outdoor entertainment is a focal point of this stunning home with the open plan kitchen/living/dining that extends out onto the outdoor entertainment area via a sliding door to create the perfect space for entertaining all your guests. The property also has great side access to the rear where a large

3 2 5 839m2

Price	SOLD for $830,000
Property Type	Residential
Property ID	1014
Land Area	839 m2

AGENT DETAILS

Jose Arjona - 0412 144 426
Lisa Arjona - 0407 174 325

OFFICE DETAILS

Woodgate
Suite 2, 138 Esplanade Woodgate
QLD 4660 Australia
07 4126 8811

a1realty WOODGATE Your Local Experts...

powered 2 bay shed +carport will store all of your hobbies and toys, boats and caravans. There is even room for a pool... solar, water tanks, raised vegetable beds and beautifully manicured gardens, and the perfect coastal lifestyle you have been wanting! There is absolutely nothing to do here so come and inspect today!

At a glance:
- Modern Brick and Colourbond Contemporary Home. Fully Security Screened with recently installed new shutters to all areas.
- 3 very roomy Queen Size Bedrooms, built in wardrobes, ceiling fan and recently installed timberlook floor coverings
- 2 bathrooms
- Open plan kitchen/living/dining. Kitchen has quality inclusions, Omega electric cooktop and oven, rangehood, dishwasher. Ample storage with deep draws and pantry.
- Fully Screened Outdoor entertainment area with fan and TV socket
- Large Mitsuibishi Air-conditioner throughout living/dining/kitchen area. Ceiling Fans throughout all living and bedroom areas.
- Laundry with ample bench space
- Large powered shed (6m x 9m) + extra height carport for caravan or boat
- Double attached remote garage
- 3.5 kw Solar system located on the garage roof easing your electricity bills. Instant Gas Hot Water System.
- 2 x 5000 litre tanks provide water for the established manicured gardens and raised vegetable beds. Irrigation system in place with pressure pump.
- Very roomy 839 sqm block (21m road frontage), great side access to rear of property.

For more information or to arrange an inspection, please call Jose on 0412 144 426 today!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.