

Sold



Unit 2, 57 First Ave, Woodgate



## TRANQUILITY AWAITS

Are you looking for that next sort after investment property, or maybe your very own beach side holiday home. Well it's time to stop looking as we have the perfect property just for you.

Situated in a quiet Cul De Sac, just 50 meters from the Pristine Woodgate Beach and just a stones throw from The Woodgate Beach Hotel.

This home has the potential to be anything your heart desires. With tenants already in place, your investment box is ticked. The property has also been utilized as a Holiday Letting home in the past and was a favorite amongst the guests. The owners have even lived here permanently soaking up the morning sun every day as it glistens across the water.

So much thought was put into the layout of the property, with 2 bedrooms, a bathroom and a second living area as well as a second patio situated on the middle floor. Moving up to the top floor is where you will find the main living area, fantastic kitchen, master bedroom with a 2 way bathroom, separate toilet as well as another ocean facing deck with ocean glimpses.

The ground floor contains 2 car parking spaces as well as the laundry, large under stair storage room and another roller door at the back leading out to another car/boat space and a very easy to manage, private courtyard and gardens.

Features of this property include

- AC to all bedrooms and Living Areas
- Bathrooms on both floors

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**Price** SOLD for \$732,500  
**Property Type** Residential  
**Property ID** 1034  
**Land Area** 273 m<sup>2</sup>

### 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



- Beach shower on ground floor
- Double Remote Garage
- 2 Way garage with Extra Carport at Rear
- Ocean Facing Decks on Both Levels
- Ocean Glimpses on Top Floor
- Quiet Cul De Sac Location
- Only 50 meters from the Esplanade

This is a fantastic opportunity to own that piece of paradise we all so desire. School buses depart & return to Woodgate each day. Woodgate is centrally located with a 40 mins short relaxing drive to Bundaberg and only 20 minutes to Childers.

All year round the weather in Woodgate is fantastic, fishing, crabbing & prawning is to die for... dolphins, turtles, whales... It's all here!

For further property information and property inspections, please contact Jose 0412 144 426.

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