



42 First Ave, Woodgate



## PALACE POTENTIAL ON FIRST AVE – LOCATION, VIEWS & ENDLESS OPPORTUNITY!

Prepare to be amazed... or at least mildly surprised. Welcome to what the owner proudly refers to as their palatial estate on First Avenue – a 4-bedroom, 2-bathroom home with a heart of gold and a little too much character.

Set on a fully fenced block just a short stroll to the pub, esplanade, supermarket, and pharmacy, this property offers an unbeatable location, lake frontage, and stunning sunsets that do all the heavy lifting when it comes to first impressions.

The main house features 3 bedrooms, 1 bathroom, and unforgettable charm. To the side is a separate roomy granny flat that has its own living, bedroom and bathroom – ideal for extended family, guests, or anyone needing their own space for a home business or recreational area. This area opens onto the entertainment area and rear patio.

There's a generous undercover area at both the front and rear of the home – perfect for entertaining, storage, or hiding from your renovation plans. A single garage sits proudly out front, while a second garage is attached to the granny flat, giving you ample space for vehicles, tools, or your growing collection of "future project" materials.

Tucked neatly between the granny flat and the front garage is an additional multi-purpose room – think home office, studio, or even a quiet retreat for those who need a break from the hustle and bustle.

Currently tenanted with long-term occupants, this is an ideal investment or prime opportunity to knock down and rebuild your dream home in a truly unbeatable

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**Price** \$660,000 - \$690,000  
Buying Guide

**Property Type** Residential

**Property ID** 1101

**Land Area** 946 m2

### AGENT DETAILS

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

### OFFICE DETAILS

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



spot.

Whether you're a first-home buyer with vision, an investor chasing location, or a builder ready to start fresh, this First Ave address delivers sunsets, space, and serious potential.

Contact Jose today on 0412 144 426 to arrange an inspection.

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