



74 Mackerel St, Woodgate



COASTAL CHARM WITH OCEAN VIEWS & ENDLESS POTENTIAL

Positioned just one street back from the Esplanade and only one house from the beach, this character-filled older home offers an unbeatable coastal location and plenty of opportunity to make it your own. Situated at the sought-after southern end of Woodgate, close to Banksia Park, this property is ideal for those looking for a renovation project or a solid beach house with space and flexibility.

Upstairs Living with Ocean Views

All living areas are located upstairs, where sea breezes and light-filled spaces create an inviting atmosphere. The home has been fully painted inside and out, offering a fresh coastal feel throughout.

- **Three bedrooms**, all with **air conditioning, ceiling fans, and fly screens**
- The **master bedroom** includes an adjoining **bonus room** — perfect to be converted into a home office, walk-in robe, or even a nursery.
- **Open dining and lounge areas** flow to the **ocean-facing back deck**, ideal for enjoying your morning coffee or the afternoon sea breeze.

Potential to Expand the Outdoor Living Space

The front of the property offers an exciting opportunity to add a spacious front deck, which would provide direct access from all three bedrooms. This addition would create the perfect spot to relax and take in the stunning sunsets over Burrum National Park, while also offering space to incorporate a carport and enhance the home's street appeal.

Spacious and Versatile Downstairs

Downstairs offers plenty of usable space and potential to add value:

🛏 3 🚿 2 🚗 3 📏 708m²

Price	\$850,000
Property Type	Residential
Property ID	1102
Land Area	708 m ²

AGENT DETAILS

Jose Arjona - 0412 144 426

Lisa Arjona - 0407 174 325

OFFICE DETAILS

Woodgate

Suite 2, 138 Esplanade Woodgate

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- A **large air-conditioned games room**, currently used as a casual living area with room to add a bar.
- A **beach bathroom** for convenience after a day by the sea.
- **Two storage/tool rooms** and a **drive-through double (single-file) garage** with backyard access.

Outdoor Features

- A **massive lean-to shed/carport** to the side of the property plus a **garden shed** in the fully fenced yard.
- Ample room for boats, caravans, or additional storage — perfect for coastal living.

Prime Coastal Location

Enjoy a quiet position just steps from the beach and close to local conveniences. Woodgate offers **Coles and Woolworths home delivery, courtesy buses** from the Bowls Club and Pub, and local amenities including **24/7 First Responders, pharmacy, hardware store, cafes, supermarket, and fresh fruit and veg shop**. Only **45 minutes to Bundaberg**, this location combines relaxed beachside living with easy access to everything you need.

Endless Lifestyle or Investment Potential

Whether you're seeking a permanent sea change, a low-maintenance holiday home, or an investment opportunity with strong rental and holiday-let appeal, this property delivers exceptional flexibility. Move in and enjoy the relaxed coastal lifestyle, rent it out for extra income, or plan your dream renovation — the choice is yours.

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

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