







ACREAGE LIVING WITH ENDLESS POTENTIAL – HISTORICAL HOME ON 1.91HA WITH COMMERCIAL OPPORTUNITIES

Motivated Vendor! Submit All Offers

Welcome to a rare and unique opportunity nestled halfway between Woodgate and Childers. Set on **1.91 hectares**, this remarkable property blends rich local history with modern versatility, offering endless potential for lifestyle, business, or both. This vendor is ready to go to contract today, submit your offers.

Part of the original homestead once served as the local **General Store**, and today it has been thoughtfully transformed into a fully functioning **coffee shop**—complete with a **commercial coffee machine, fridge, benches, and dedicated shop space**. Whether you choose to operate a business or simply enjoy it as a private retreat, the possibilities are truly endless.

The **main residence** features:

- **3 spacious bedrooms**
- **2 bathrooms**
- **Large downstairs living area**
- **Upstairs rumpus room**
- **Main kitchen + additional kitchenette**
- **Upstairs back patio with sweeping views** across your yard and acreage
- **Double carport** connected to the home
- **Fully fenced house yard**

3 3 6 1.91ha

Price	Must Sell!! $899,000
Property Type	Residential
Property ID	1104
Land Area	1.91 ha

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

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The land itself is mostly cleared, with a serene, private oasis surrounding the natural **dam**—perfect for relaxing, exploring, or creating your own adventure spaces.

Outside, the property continues to impress with an extensive list of infrastructure:

- **Brand new 120sqm shed**, complete with large bathroom and **double carport**
- **New treatment plant**
- **3-phase power**
- **Dedicated camping area** with **electricity and water** connected
- **2 water tanks**
- **Garden nursery** setup
- **Bore and pump**
- Ample space for expansion, business ventures, or lifestyle enhancements

Whether you're dreaming of running a thriving small business, expanding into hospitality or tourism, or simply embracing peaceful acreage living, this property delivers **unmatched flexibility and potential**.

Situated just a short drive to both Woodgate Beach and Childers township, everything you need is right at your fingertips—while still enjoying the privacy, space, and tranquillity of rural living.

A one-of-a-kind opportunity. A lifestyle with limitless options. Don’t miss your chance to make it yours.

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

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