



13 Old Woodgate Rd, Goodwood



## 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.

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**

Motivated Vendor!  
\$995,000

**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



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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