







PRIME POSITION, OUTSTANDING POTENTIAL – WOODGATE BEACH

When it comes to real estate, it's all about **location, location, location** — and this property delivers it in spades.

Perfectly positioned **between 3rd and 4th Avenues in the heart of Woodgate Beach**, this **3-bedroom, 1-bathroom home with double garage** is **exceptionally well priced** and offers an exciting opportunity for buyers looking to secure a premium location with room to add value.

Set in a cult de sac street surrounded by **quality homes**, this property enjoys a strong neighbourhood feel and excellent long-term appeal. A **walkway running alongside the property provides quick and easy access to the ocean**, making beach walks, morning swims and sea breezes part of everyday life. Cafés, the bakery, post office and local shops are all just a short stroll away.

The home is an **older-style property** and will benefit from **some TLC**, making it ideal for buyers who understand value and potential rather than polish. The backyard is a true **blank canvas**, with ample space to create a **magnificent outdoor patio** designed to capture the **ocean breezes and stunning sunrises** Woodgate is known for.

Currently tenanted, with **rent below market level** — the tenants are aware that the rent will be adjusted, presenting a **clear opportunity to improve returns** for investors.

Key highlights:

- Prime central Woodgate Beach location

3 1 2 700m2

Price	SOLD
Property Type	Residential
Property ID	1106
Land Area	700 m2

AGENT DETAILS

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

OFFICE DETAILS

Woodgate
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- Surrounded by quality properties
- Walkway alongside the property for quick ocean access
- 3 bedrooms, 1 bathroom, double garage
- Fully fenced block
- Older home with solid bones and upside
- Rental uplift potential
- **Exceptionally well priced** in a tightly held area

This property isn't about perfection — it's about **position, potential and smart buying**. Secure your place in Woodgate Beach now and improve over time.

 Contact Jose today to arrange your inspection – 0412 144 426

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