

Under Contract



Unit 7, 151 Esplanade, Woodgate



## COASTAL INVESTMENT OPPORTUNITY – 200M TO PRISTINE WOODGATE BEACH

Positioned within the sought-after Woodgate Beach Houses complex, this modern 2-bedroom, 1-bathroom beach house offers relaxed coastal living just 200 metres from the sand and surf.

Designed for comfort and low-maintenance living, the home features air conditioning to both the master bedroom and main living area, a contemporary kitchen with gas cooktop, and a convenient built-in study nook—perfect for remote work or holiday planning. Large windows fitted with fly screens invite in the sea breeze, while the front-facing deck provides the ideal spot to unwind and enjoy the peaceful surroundings.

Parking is well catered for with a 2-car carport, including single car roof cover.

Currently tenanted with a long-term tenant in place, this property presents an excellent investment opportunity with immediate rental income.

Residents and guests enjoy access to fantastic resort-style facilities including:

- Two swimming pools
- Two BBQ areas
- Ample guest parking

The location is second to none—just a 4-minute walk to the local general store and post office, with bike paths and 4WD tracks nearby to explore the natural beauty of the region. Watch dolphins and turtles along the pristine shoreline, or take advantage of the convenient proximity to Childers (20 minutes) and Bundaberg (40 minutes). Fraser Island lies just 60km across the ocean, offering

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**Price** Offers Above \$440,000

**Property Type** Residential

**Property ID** 1112

**Land Area** 160 m<sup>2</sup>

### 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



world-class adventure right on your doorstep.

Whether you're seeking a smart coastal investment or a future beachside retreat, this property delivers lifestyle and location in one exceptional package.

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

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