







COASTAL LIVING WITH SPACE, FLEXIBILITY & OCEAN GLIMPSES

2 2 3 1,217m2

Perfectly positioned **just one house back from the beautiful Woodgate Esplanade**, this spacious two-storey home offers the ideal combination of relaxed beachside living, generous entertaining spaces and incredible versatility. Set on a **huge 1,217m² block** right in the **heart of Woodgate**, the property offers exceptional space for families while also presenting exciting future potential, with the block size suitable for subdivision (subject to council approval). this is a property that truly offers room to live, entertain and grow.

Whether you're looking for a permanent family home, a coastal holiday retreat or an investment with endless possibilities, this home is sure to impress.

Upstairs has been thoughtfully designed for comfortable everyday living, featuring two generous bedrooms, including a master with ensuite, plus a second full bathroom. Both bathrooms are fitted with large walk-in showers, creating stylish and practical spaces.

The well-appointed kitchen overlooks the open-plan living area, which flows seamlessly onto two expansive entertaining decks. The **ocean-facing front deck** is the perfect place to unwind with cooling sea breezes and lovely ocean glimpses. Complete with a built-in wet bar and a great outdoor living area, it's made for entertaining family and friends.

The **rear deck** offers another fantastic living space and incorporates a built-in laundry, providing both convenience and functionality.

A dedicated office area makes working from home a breeze, while air conditioning to the master bedroom and lounge room, together with ceiling fans throughout

Price	Offers Above $1,100,000.00
Property Type	Residential
Property ID	1125
Land Area	1,217 m2

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

a1realty WOODGATE Your Local Experts...

the upper level and full insect screening, ensures year-round comfort and excellent natural airflow.

Downstairs is a true blank canvas, connected by an internal staircase and offering two oversized multi-purpose rooms ready to suit your needs. Whether you require additional accommodation, a games room, home gym, studio, workshop or extra living areas, the possibilities are endless. A full-width covered patio extends the living space even further and provides another fantastic area to relax or entertain.

Vehicle accommodation is well catered for with a street-facing carport and a tandem, double space garage positioned along the side of the home. The property is fenced on three sides, providing privacy while still leaving plenty of room to enjoy the expansive backyard.

Situated in a quiet street **right in the heart of Woodgate**, you'll enjoy easy access to the beach, local shops, cafés, parks and all the conveniences this welcoming seaside community has to offer. School buses service the area, making it an excellent option for families.

Woodgate is renowned for its 16 kilometres of pristine beach, calm waters and relaxed lifestyle. K'gari (Fraser Island) is just a short boat ride offshore, while nearby boat ramps and tractor access make launching your boat simple. Whether your passion is fishing, boating or exploring the waterways around Hervey Bay, Burrum Heads and beyond, this location is a dream for outdoor enthusiasts.

Conveniently located just **25 minutes from Childers** and approximately **40 minutes from Bundaberg**, you'll enjoy peaceful coastal living while remaining close to major shopping, medical services and everyday amenities.

This exceptional property combines space, flexibility, an unbeatable location and a fantastic coastal lifestyle on a generous **1,217m² block**. Opportunities like this, so close to the Esplanade, don't come along often.

Contact Jose at A1 Realty Woodgate today on 0412 144 426 to arrange your private inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.