



105 Esplanade, Woodgate



WELCOME TO THE 'PINOT' — WHERE OCEAN VIEWS MEET COASTAL LIVING

Some properties are special. Some locations are special. And every now and then, you find the perfect pairing of both.

Welcome to **Perfect Pinot Pairing** — an enviable Esplanade address in the very heart of Woodgate Beach, where your morning coffee comes with an ocean view, dolphins can be spotted from the front deck and the best of Woodgate is quite literally on your doorstep.

Properties like this don't come along often.

Positioned directly opposite the pristine coastline, this beautifully presented three-bedroom home has been thoughtfully renovated and is every bit as enjoyable as a permanent residence as it is a highly successful holiday home.

And if you don't want to give up the holiday income? You don't have to. **Perfect Pinot Pairing is an established and very popular holiday property managed through our agency, with extremely limited availability.** In fact, as the owners, you may find we tell you when you can stay rather than the other way around!

But there's something else that makes this position particularly special — **exclusive council beach access is located directly opposite the property's driveway**, making getting to the sand and sea about as easy as it gets.

THE PERFECT POUR

The heart of this home is undoubtedly the spectacular renovated kitchen, where

3 1 3 754m²

Price Offers Above
\$1,495,000

Property Type Residential

Property ID 1127

Land Area 754 m²

AGENT DETAILS

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OFFICE DETAILS

Woodgate

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cooking comes with an uninterrupted ocean outlook.

Featuring a **900mm gas cooktop, electric oven, dishwasher and generous island bench**, it is beautifully appointed for everything from lazy breakfasts to entertaining family and friends.

Timber floors flow throughout the home, adding warmth and coastal character, while air conditioning in the living area and master bedroom ensures year-round comfort.

All three bedrooms feature built-in wardrobes, with the master bedroom enjoying its own gorgeous ocean outlook.

The fully renovated bathroom is equally impressive, with a large walk-in shower and a fresh, modern finish.

TWO PATIOS. TWICE THE REASON TO STAY.

The front patio is the place to settle in with a glass of wine and watch the world go by — and keep an eye out for dolphins cruising along the coastline.

With the beach directly across the road, it's easy to imagine long, lazy mornings followed by afternoons spent enjoying everything this beautiful coastal location has to offer.

Out the back, you'll find an **enormous covered patio with an extra-high roof**, creating an exceptional second living and entertaining space.

Whether it's a family barbecue, long lunches with friends or simply somewhere to escape with a good book, this is outdoor living done properly.

AND THEN THERE'S THE SHED...

The surprises continue outside.

A seriously impressive **9m x 9m powered Titan shed** provides an abundance of space for vehicles, boats, beach toys, hobbies, storage and all the things that come with coastal living.

With an **automatic double roller door, internal and external lighting, plumbed toilet, two taps and sinks, plus an external beach shower**, this is so much more than just a shed.

There's even a **dedicated fish-cleaning sink and processing area** — a particularly handy addition for those who love to make the most of Woodgate's fishing lifestyle.

The property is **fully fenced and gated**, creating a secure and private environment for children, pets, vehicles and all your coastal toys.

The beautifully manicured backyard is another highlight, with established lawns, raised veggie boxes, a firepit and an abundance of established fruit trees including **mango, lychee, avocado, mulberry, lime, figs, papaya, pineapple and pomegranate**.

Imagine stepping outside and picking your own fruit for breakfast, gathering around the firepit in the evening or simply enjoying the peaceful surrounds.

And for those looking to add even more value in the future, **the existing home has the potential to be raised and built underneath**, subject to the necessary approvals.

THE WOODGATE LIFESTYLE

This is what makes the address so special.

You are right in the heart of Woodgate Beach, a relaxed coastal community where

life revolves around the beach, good food, family and enjoying the outdoors.

The long, beautiful beach is right across the road, making spontaneous beach days simply a part of everyday life.

Local Cafés, the Bakery, General Store, Pub and community facilities are all within easy reach.

It's the kind of place where you can leave the car at home, wander down for a coffee, stroll along the beach, come home for lunch on the deck and finish the day watching the sunset with something cold in your glass.

For those who love fishing, boating, walking, gardening or simply enjoying a quieter coastal lifestyle, Woodgate offers an enviable combination of natural beauty, community and convenience.

And with the surrounding natural beauty and peaceful coastal atmosphere, it's easy to understand why Woodgate is such a sought-after destination for both holidaymakers and those looking for a quieter way of life.

THE PERFECT PAIRING

Ocean views. Renovated interiors. Exceptional outdoor living. Exclusive beach access. A huge powered shed. Secure fencing and gates. Established fruit trees. A beautiful backyard. Holiday income. And one of Woodgate Beach's most coveted positions.

It's a pretty impressive list of ingredients.

But perhaps the best part is that you don't have to choose between a wonderful holiday home and a wonderful place to live.

Perfect Pinot Pairing gives you both.

And with Esplanade properties of this calibre rarely offered for sale, this is one you won't want to let slip through your fingers.

Come and see why this could be your perfect pairing.

Contact **Jose today on 0412 144 426** to arrange your private inspection.

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