



**174 Esplanade Street, Woodgate**



### ESPLANADE DEVELOPMENT SITE - 5509 SQ MTRS,...

This is an excellent opportunity for the investor to attain a large parcel of ESPLANADE PROPERTY at beautiful WOODGATE BEACH. The allotment is 5509 sq mtrs in size and boasts a frontage of almost 30 metres. An existing 4 bedroom brick home (circa 1970's) is constructed at the front of the property. It consists of 4 bedrooms and has independant living on both levels. There is potential to subdivide the property and/or construct units on all or part. A good portion boasts ocean views and the rear has water views over adjacent wetlands. The property is approx 250 metres from the Woodgate Beach Restaurant and a short stroll from the Woodgate Beach Hotel. Boatramps to ocean and estuary are minutes away as are hiking tracks through the Burrum Coast National Park. A paved cycleway / walkway runs the entire length of the esplanade and beyond, connecting shopping / medical facilities, parklands, bowls club and eateries. The level terrain ensures visitors/residents of all ages are able to make the most of this facility. The accompanying photos show different aspects of Woodgate's beauty. TO OBTAIN DETAILS ON THIS UNIQUE INVESTMENT OPPORTUNITY CONTACT:-

Graham White 0427669206 gwhite@wbpr.com.au  
OFFICE (07)41268811

4 2 4 5,509 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	509
<b>Land Area</b>	5,509 m2

#### AGENT DETAILS

Jose Arjona - 0412 144 426

#### OFFICE DETAILS

Woodgate  
Suite 2, 138 Esplanade Woodgate  
QLD 4660 Australia  
07 4126 8811



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