







DIRECTLY OPPOSITE OCEANFRONT PARKLAND

BEACHFRONT LIVING WITH A PERFECT NORTH-EAST ASPECT

DIRECTLY OPPOSITE OCEANFRONT PARKLAND, this beautifully presented four-bedroom residence offers an enviable coastal lifestyle just moments from the magnificent sands of **Woodgate Beach**.

Set within a boutique complex of only five residences, this end property enjoys a **perfect north-east aspect**, capturing the coastal atmosphere and making the most of its position directly opposite the parkland and beach.

Designed with entertaining and relaxed coastal living in mind, the home offers spacious living areas across both levels, flowing effortlessly to the ocean-facing patio and large upper-level balcony.

GROUND LEVEL

- Welcoming entry foyer and adjoining family room
- Two spacious bedrooms, both with built-in robes
- Well-appointed bathroom with separate bath and shower
- Internal laundry
- Under-stair storage
- Ocean-facing patio
- Internal access to the rear double garage

FIRST LEVEL

- Spacious open-plan living, dining and kitchen
- Stylish kitchen with dishwasher

4 2 3 258m2

Price	Offers above $1,000,000
Property Type	Residential
Property ID	636
Land Area	258 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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- Master bedroom with walk-in robe and ensuite
- Fourth bedroom
- Powder room plus separate WC
- Large balcony accessed from both the living area and master bedroom

FEATURES YOU'LL LOVE

- **Four bedrooms**
- **Ducted air-conditioning throughout**
- Double garage with internal access
- Ocean-facing patio and balcony
- Fenced property
- **119m² of exclusive grassed and garden area**
- End residence in a complex of only five
- **Perfect north-east aspect**
- Directly opposite oceanfront parkland
- Just a short stroll to Woodgate Beach

The location is equally impressive, with the Bowls Club and restaurant, hotel, boat ramps, shopping and medical precinct all within a few minutes' drive.

Only **40 minutes to Bundaberg City** and approximately **30 minutes to Childers**, this is an opportunity to secure a stylish coastal home in one of the region's most sought-after beachside locations.

Whether you're looking for a permanent coastal residence, a holiday escape or a sound investment, this classy Woodgate Beach property deserves your inspection.

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