



30 Cypress St, Woodgate



## "COASTAL LIVING AT ITS BEST"

If you are looking for a home to move straight into, then this is the one. This amazing home is now available for a buyer wanting that 'special' and 'unique' property.

If location and price are important to you, this property represents fantastic value and will definitely tick all your boxes. Located only one street back from the Esplanade, the ocean is truly only a "hop, skip, jump away". Extra roomy 1105m2 block of land.

Located in a quiet street, this property will make you feel like you are on holiday, even when you are not.

Features of this property are as follows:

- \*Set across 2 'wings' the house wraps around a fantastic covered timber verandah, perfect for outside entertaining all year round.
- \*Open plan living areas are all easterly facing, enhancing the experience of ocean sounds and cooling breezes.
- \*Spoilt for choice with two spacious entertaining decks, one enclosed with privacy blinds, the other featuring a wood burning stove .
- \*Modern kitchen with breakfast bar, efficient gas cooktop and electric oven, dishwasher, large pantry, plenty of cupboards and draws.
- \*Luxurious and private airconditioned Master bedroom. Large walk through robe to ensuite. Numerous tinted windows, timber louvres, fans, glass sliding doors, all fully screened.

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**Price** SOLD for \$630,000  
**Property Type** Residential  
**Property ID** 897  
**Land Area** 1,105 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



\*Second bedroom is also a lovely size utilising the family bathroom with separate toilet.

\*Separate outside laundry and cupboard, located on deck.

\*This unique property has air conditioning in both wings, fans throughout, cathedral ceilings, plenty of natural light and airflow with numerous louvred windows, sliding doors, all fully screened and tinted.

Working from home/office, hobbies, extended families, etc are also catered for with a 6m x 9m fully insulated studio flat, high ceilings with kitchenette, bathroom/toilet, fans. Power and gas hot water.

Extensive workshop, garage and storage of the biggest caravan or motorhome is also catered for with the 9m wide x 12m deep (extra height 3m roller door) 4.3 m to peak of shed.

Gardening enthusiasts will also enjoy the abundance of tank water (2 x 27,000 litres) and pressure pumps. This rain water can also be utilised by the house with a simple turn of a handle.

A garden/potting shed (3m x 3m) is also situated at the rear of the property.

Established and low maintenance gardens with palms and fruit trees privacy is assured with a fully Council approved pet friendly 2.2m high aluminium fence on three sides in the backyard.

Woodgate Beach has so much to offer, whether you are 5 or 75 so don't miss out on this fantastic opportunity to retire, invest (great property to permanent / holiday let) or to raise your family. School buses depart & return to Woodgate each day. Woodgate is centrally located 40 mins short relaxing drive and only 20 minutes to Childers.

All year round the weather in Woodgate is fantastic, fishing, crabbing & prawning is to die for...

THIS PROPERTY IS PRICED READY TO GO & WON'T LAST LONG, SO BE QUICK TO INSPECT..

For further details or to arrange to inspect please contact Jose 0412 144 426 A1 Realty Woodgate.

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