



**Unit 36, 151 Esplanade, Woodgate**



**EXCLUSIVE, PICTURE PERFECT BEACH HOUSE...**

**Resort Living at it's best....**

Love to live or holiday in a beautiful resort style villa, then this is for you. Nestled in the quiet section of the Woodgate Beach House Resort Complex , this executive fully furnished villa offers resort style living with everything close at your fingertips. Enjoy the beautiful surroundings including covered BBQ and entertaining areas + Two Resort Pools..... and only a short 100m walk across the road to beautiful Woodgate Beach.

Plus, there are also not one, but two water toys included in this package (12ft wooden craft and Sea Doo), see details below.

This well-presented villa is one of the best having only been recently constructed in 2019.

Features include:

- Two Queen Size Bedrooms both with built ins
- Modern spacious kitchen with quality appliances including Gas cooktop and Electric oven, Dishwasher, Microwave
- Open plan living with quality dining and lounge furniture, cabinetry and electrical goods (excluding computer, printer, air fryer oven, coffee machine, grinder)
- Modern full sized two way bathroom
- Plenty of storage available in laundry and study nook area
- Immaculately presented with ducted air/con throughout
- Ceiling fans throughout

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**Price** SOLD for \$405,700  
**Property Type** residential  
**Property ID** 924  
**Land Area** 172 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



- Private outdoor covered entertaining deck
- In roof (loft) accessible by fold - down ladder through hatch above computer nook area
- Louvered windows and three door stacker ensures plenty of natural light and air flow
- Located in a quiet section, surrounded by established maintained tropical gardens
- Esplanade address in beautiful Woodgate Beach buffeted by the National Park across the road at the rear
- Extra long single carport attached, plenty of room for small water crafts

#### **Also Included in Sale - 12' (3.7m) Bahia Mini Panga**

Built by Bundaberg local Steve Walsh, this nifty wooden craft features a very efficient v-bottom to handle rough, choppy water with ease - but in a very efficient underwater form so you can power it with minimal horsepower and fuel consumption.

Features a professionally spray-painted glass/epoxy finish, flotation foam, fishfinder, vests, a beefy little 6hp Mariner outboard AND a custom-built stay-dry trailer.

#### **Also Included in Sale Jet Ski - 2019 SEADOO Spark 3-up** (rare model).

Under 40hrs on engine. Fishfinder/Sounder. Tow Tap. Tackle/tool box. Full genuine fitted cover. Gal trailer. Vests. As new condition.

There is absolutely nothing to do in this property except move in and immerse yourself in all that Woodgate provides. Options to Holiday or Permanent let, OR you could holiday, live or retire here yourself - you will definitely enjoy this beautifully maintained property. Price can also exclude toys on negotiation.

To discuss, or arrange to view, please contact Jose at A1 Realty Woodgate 0412 144 426.

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