







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 two streets back from the Esplanade, the ocean is truly only a "hop, skip, jump away". Very nice 844m2 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:

* Spoilt for choice with three spacious covered timber verandahs which wrap around the house perfectly. Ideal for outside entertaining, both side verandahs have full pull down blinds which offer both privacy and shade all year round depending on the season.

* Fully screened glass sliding doors at the front and on both sides opening onto the verandahs, so much natural light and airflow

*Open plan living areas enjoy cathedral ceilings that are all easterly facing, enhancing the experience of ocean sounds and cooling breezes.

3 2 2 844m2

Price	SOLD for $795,000
Property Type	Residential
Property ID	929
Land Area	844 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

*Modern kitchen with electric cooktop and oven, hidden dishwasher, range hood, large pantry, plenty of cupboards including overheads and draws.

* Fully carpeted Lounge and Dining area with access to all surrounding verandahs via security screened glass sliding doors

*Parents retreat leads to Master bedroom with air conditioner and fans. Walk through wardrobe to good sized ensuite and powder room. Numerous screened louvre windows. Ensuite is very roomy with great sized shower.

*Parents retreat could also be used for those working from home/office, gym, movie room, hobbies, extended families, etc

*Second bedroom is also Queen sized and able to access the verandahs via a sliding, security screened glass door. This bedroom also has air conditioning, fans and built-in -robes.

*Third bedroom is also a Queen sized bedroom and has a aircon, ceiling fans and built-in-robes

* Large family bathroom with separate toilet.

* Walk in linen cupboard of very good proportion

*Laundry with plenty of storage cupboards and glass sliding doors.

*This unique property has comfort throughout, Ceiling bats in the ceiling, and lining under the floor, plenty of natural light and airflow with numerous louvred windows, sliding doors, all fully screened. Modern downlights and three way heat lights in both bathrooms. Roman blinds are a feature throughout the home.

* Solar panels on roof 2.5kw, and Solar hot water. Westerly facing walls are protected and insulated by interesting and unusual aluminum awnings

*Outside your cars are taken care of with an extra large and high carport that curves beautifully to match the front verandah and is easily able to protect two cars.

*Quality fencing and gating across the 20.9 wide block, as well as secure gating on front and side verandahs, and side of yard.

* Full concrete driveway from the roadside to the rear of the property where there is a 6m wide x 6m deep workshop/garage/storage area fully powered and with a mezzanine floor. Plenty of room for caravans and boats.

*Gardening enthusiasts will also enjoy the abundance of tank water (4 tanks, total of 22,000 liters) and pressure pumps. These tanks are discreetly hidden behind the garage, but all are easily accessed and maintained with gravel and paving surrounding. This rain water can also be used throughout the garden, but irrigation is also supported by a bore..

*All the gardens are established and very low maintenance. There are three lovely seating areas at the rear to relax and enjoy an assortment of bird attracting trees. Pet friendly colourbond fencing on three sides in the backyard ensure privacy is assured. There is also a well built area that can be used for chickens or as a dog run. Raised vegetable gardens, rockeries, pergolas...it really is a treat to walk around and find the perfect posse to relax, and all areas are immaculately maintained.

*Two garden/potting/ bike storage sheds (3m x 800mm) are also situated at the front and rear of the property. There is even a hideaway for the two rubbish bins at the front.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.