







OPULENT MEDITERRANEAN HOME .....

A rare opportunity exists to secure a fully modernised luxury two storey home that sets a new benchmark for Woodgate.

Set in a convenient and central location two streets back from the Esplanade, this residence has been transformed with a luxury Mediterranean style renovation of vast proportions, all designed with style and comfort in mind. As an added bonus, all the newly purchased designer furnishings and fittings will remain with the property upon its sale.

Elegant clean lines compliment stunning timber floors, high quality kitchen appliances, stone bench tops, and stunning glass doors showcase the outdoor living areas. The house comprises of 4 spacious bedrooms with the master featuring large ensuite and parents retreat. All bedrooms have access to luxurious bathrooms and adjoining lounging areas. Modern lighting including Pelmet mood lighting and ceiling fans throughout the upstairs and downstairs complete this heavenly home.

Three beautifully appointed bathrooms with quality fixtures and fitting's all make this house so ready for someone just to move in and enjoy the Woodgate lifestyle, the envy of so many...

Close to Childers and Bundaberg, beaches, Clubs, schools, this unique home would also make a fantastic Holiday or Permanent rental, either options are available, providing instant income.

Features of this property are numerous....

4 3 5 834m2

Price	SOLD for $925,000
Property Type	Residential
Property ID	933
Land Area	834 m2

AGENT DETAILS

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OFFICE DETAILS

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

First Floor:

- Upstairs boasts three Large Queen sized bedrooms, two lounge areas, two bathrooms and front and back balconies
- Spacious Master bedroom with built in robes and ottomon / bench seat and contemporary ensuite with very roomy walk-in shower with rain water head and modern vanity, separate toilet, the tiling design and color palette are to die for...
- Parents retreat with comfortable lounging chairs, more storage cupboards and book case, easterly facing capturing ocean sounds and breezes.
- Two roomy bedrooms with built-in robes, serviced by elegant bathroom with quality tap ware and walk-in showers with waterfall showerheads
- Upstairs Lounge area enjoys cross breezes and access to balconies through double glass doors on the front and back. The rear ocean facing tiled balcony enjoys sea breezes and ocean sounds, while privacy is assured with interesting surround screening and a staircase to access the rear yard.
- Timber is a feature throughout the house but the redwood timber flooring completes the overall comfort and look.

Ground Floor:

- Downstairs also has been newly renovated to include wheelchair friendly access to living, dining and kitchen areas, as well as a Queen sized bedroom, bathroom and laundry.
- Combined kitchen and dining is highlighted by a designer Dining Table from renowned local furniture designer Robert Dunlop OAM.
- Sleek cabinetry compliments a beautifully appointed kitchen with quality appliances. Coffee machine, Electric wall oven, cooktop, dishwasher, microwave and refrigerator.. Plenty of storage, deep drawers and cupboards.
- Pelmet mood lighting, pop-up power points are features that enhance a magnificent sized 9m x 3m 40mm Caesar Stone breakfast bar with adjustable track lighting above.
- Modern Mediterranean inspired interiors with a fusion of timber and textured finishes. All furnishings are to remain with the property upon its sale, (excluding rear outside patio furniture and hanging tapestry in downstairs lounge area).
- Formal living area is complemented by louvre windows set into curved brick window recess. Large fans, exposed beams, and relaxing furnishings reside on a timber grained floating floor.
- Queen sized bedroom is also ensuited by a luxurious appointed two way bathroom combined laundry (Bosch Front loader Washing Machine and Dryer).
- Storage is complete with built-in storage under the stairs.

Outside:

- Large open living spaces capturing the ocean breezes.
- Alfresco terrace 8m x 5m captures cool breezes and boasts views of trellis with berries, veggie and herb garden
- High clearance (3m) garage/shed (7m x 7m),and a fantastic carport 3.3m clearance for the largest van or motorhome. This area is accessed on turf blocks which protect the rear lawn.
- Concrete rain water tank irrigates the established lawns, gardens and fruit trees.
- Rennai instantaneous Gas Hot Water system with discreet screening.
- Even the rubbish bins are hidden by discreet screening.
- Fully fenced large yard for children and pets.

- The front aspect of the house is beautifully enhanced with curved fully concreted driveway, screening and fencing with electric gate, manicured lawns and gardens.
- Drive through carport.

Exceptionally peaceful, yet within walking distance to beach, cafes, Clubs and Hotels. Centrally located between 5th and 6th Avenue this fully furnished, brick and tile two storey home on a roomy 834m2 level block is sure to provide families and friends the ultimate lifestyle experience.....

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

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