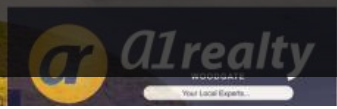


96 Esplanade, Woodgate



PICTURE PERFECT BEACHSIDE HOME....

This beautiful, charming, colonial Queenslander sits contentedly on the Esplanade, two decks, two living areas and four bedrooms, wheelchair friendly considering it's location and views, this property will not be on the market for long..

Fantastic location across the road from the Esplanade footpath between 5th and 6th Avenue, and the pristine white sands of Woodgate Beach .

This Ultimate Queenslander on a Massive 1040m2 parcel of land has undergone a recent facelift and is so ready for its new owners..... this is one of the oldest houses in Woodgate and has a very rich history.

Features of the property are:

Upstairs

- VJ Walls and 12 foot VJ Ceilings
- Fretwork features throughout
- Northerly facing with spectacular views
- Juliette staircase that entices you to come and chill, sit back and relax on your large ocean facing deck, capturing 180 degree views and endless ocean breezes and sounds.
- French doors reveal open plan Lounge and Dining area with super high ceilings with pendulum lights and lovely natural light and air flow. Newly painted with easy maintenance new flooring throughout. Fully screened windows with louvered shutters, ceiling fans and large air conditioner.

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Price SOLD for \$980,000
Property Type Residential
Property ID 939
Land Area 1,040 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



- This Queenslander provides the ultimate in cooling breezes from the Ocean facing front verandah to the National Park facing rear verandah.
- Spacious modern kitchen, gas cook top/electric oven, dishwasher, plenty of cupboard space all facing the rear deck. Lots of natural light and windows creating a lovely environment for preparing family feasts.....leading to the rear deck overlooking the Burrum National Park and spectacular sunsets.
- Both bedrooms upstairs have built in robes, Master bedroom has French doors and louvred shutters opening onto the front deck, freshly painted and new vinyl flooring, screened windows and ceiling fans. Second bedroom has built in robe, ceiling fan and screened windows and louvred shutters, also freshly painted and with new flooring.
- Handy lift located on rear deck facilitates movement between first and ground floor. A rare two story Wheelchair friendly home.....on the Esplanade. Rear access staircase to outside entertaining areas.

Downstairs

- Featuring an Internal spiral staircase between first and ground floor.
- The downstairs area also comprises of a lovely family room which could be easily utilised as an entertaining area with access to the outside seating area via glass sliding doors. There is also a second kitchenette/bar area.
- Two bedrooms are also located in this area, one with Aircon, both with built in wardrobes and ceiling fans. Both have been freshly painted and are fully screened with louvered shutters.
- Large combined family bathroom/laundry area. 245litre Electric Hot Water System.

Outside

- An external garden shed holds a second toilet and laundry tub, this area could easily be converted to a second bathroom or laundry area as there is existing plumbing.
- There is also a lift located outside at the rear to facilitate movement between the ground to the first floor rear deck.
- Newly constructed full concrete driveway from the roadside to the end of the house provides ample parking for four vehicles. Gravel then continues to a Double Bay Shed at the rear of property with plenty of off street parking and turning space for the biggest boat, van or motor home. The rear has been freshly turfed and graveled and is very easy to maintain.
- The front has been freshly levelled and turfed leaving easy maintenance lawns and gardens.
- On the southern side of the house established gardens of palms, plants and rockeries provide privacy screening for upstairs and the lovely paved downstairs outside entertainment area. Registered bore for irrigating lawns and gardens.
- Short 5 minute drive to Supermarket, Medical Centre, Chemist, Hardware. Walk to Alfresco Cafes, P.O., Hairdressers.
- The property has town water and sewer. NBN Connection available.
- 3.5 kw Solar system on the roof alleviates the electricity bill.

Wonderful area 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 45 mins short relaxing drive to Bundaberg and only

25 minutes to Childers.

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

Six kilometers of Esplanade pathway invites and entices you to walk, jog or ride. Swimming all year round on an uncrowded beach front.

THIS PROPERTY IS OPEN TO NEGOTIATION & WON'T LAST SO BE QUICK TO INSPECT..

For further details 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.