







FANTASTIC LOCATION, EASY ACCESS TO BEACH.

3 2 3 1,261m2

Corner blocks are always interesting and this home is so perfectly situated on this extra large fully fenced 1261m2 block, utilising two side access ways and still leaving plenty of space all round. All the hard work has been done, renovations, upgrades, new additions and this home with a good sized 11.0m x 6.0m two bay shed is so ready for it's new owners to settle in and start living the Woodgate Beach lifestyle that you have always dreamed of. Positioned in a sought after location, so close to the Esplanade, Parks and Beach. Sit back and read all about this lovely House and Property, it is sure to tick all of your boxes....

Property Features:

* Brick Veneer 3 Bedroom home that features a wide and beautiful Bull Nosed veranda on two sides allowing for there to be numerous seating areas to enjoy morning coffees, and afternoon apertifs.
* Tiled entry foyer opens onto Formal Living Room/ Dining and Kitchen. This area is beautifully complemented by soaring Timber Cathedral Ceiling and Brick feature wall. Large Air Conditioner and fans throughout.
* Fully Tiled Kitchen has plenty of cupboards and draws, along with a Breakfast Bar & a very large walk in pantry with multiple shelving. Your kitchen has been upgraded with quality new appliances, Electric Wall Oven, Electric Cooktop and Dishwasher and is ideal for food preparation and entertaining

* The fully tiled Master Bedroom has access to its own verandah through glass sliding doors. Newly installed Air Conditioner and fans. Walk-In-Wardrobe.
* A newly modernised ensuite with quality fittings has a lovely walk in shower

Price	SOLD for $725,000
Property Type	Residential
Property ID	944
Land Area	1,261 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

with rain head shower fitting and Separate toilet.
* Two other bedrooms are tiled and have large Built-in Wardrobes and Ceiling Fans. Linen cupboard for extra storage.
* A Large Family Bathroom with a step - in Shower/Bath with an adjoining Separate Toilet for your convenience.
* Separate Laundry with Built-in Linen & Broom Cupboard

* Single garage attached to house door adds an extra vehicle parking/storage area

* Private 7m x 2.5m Undercover Entertaining Area off the Dining area, this space is fully tiled, brick surround and has a newly installed hard top OZONE Spa, this fantastic spa holds 4 people and utilises an unchlorinated sanitiser..fantastic entertaining area for family and friends.
* Newly installed Electric Hot Water System.
* All areas of the house have been freshly painted.
* All windows and doors have been fitted with new security screening for added security and peace of mind.

* New Curtains and Blinds throughout.

* All electricals and lights have been upgraded with modern downlights

* Fully pet friendly fenced block, with Established Gardens and Lush Lawns situated 230m from the Beach on your eastern boundary.
* Brand new 6.5kw Solar System has been installed reducing power bills for even the largest family
* Property Bore with great output for watering vegetables, lawns and gardens. Extensive irrigation system installed.

* Discreet Underground concrete tank also provides 12,500 gallons of stored water
* Good sized 11.0m x 6.0m two bay shed and workshop/animal enclosure, are able to drive through and access the new 6 x 3 Carport for storage of boat/ vehicle etc. These spaces can accommodate 3 Vehicles very easily. Shed electricals have also been updated.

This property with established gardens, trees and swaying palms provides such a relaxed and laid back haven from the frantic pace of life. Coastal living at its best, this is a golden opportunity for that sea change and an opportunity to capitalise on the next hot spot at an affordable price.

To discuss or arrange to view, please contact Jose on 0412 144 426.

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