



1A Fifth Ave, Woodgate



## FANTASTIC HOUSE AND LAND PACKAGE ... ALL WITHIN MINUTES FROM THE BEACH

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". Also comes with a very nicely sized 1418m2 block of land.

Located in the heart of Woodgate, this property has been beautifully maintained...from the moment you enter this home and are greeted by a lovely brick pot plant stand overflowing with healthy shrubbery you will sense the pride and quality of its essence. So much space is available for accommodating many family dynamics.... move in....there really is nothing to do except immerse yourself in all that Woodgate has to offers.

Features of this property are as follows:

\* Spoilt for choice with three spacious easterly facing outside areas which overlook the established gardens perfectly. Ideal for outside entertaining, stamped concrete, pergolas which offer both privacy and shade all year round depending on the season.

\* Fully screened glass sliding doors are opening onto the verandahs, so much natural light and airflow with plenty of louvres providing cross ventilation

\*Timber ceilings are a feature of the main lounge and dining areas, the experience is further enhanced by the skylights and extra height 9ft ceilings. Access to

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**Price** SOLD for \$830,000  
**Property Type** Residential  
**Property ID** 970  
**Land Area** 1,418 m2

### AGENT DETAILS

Jose Arjona - 0412 144 426  
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### OFFICE DETAILS

Woodgate  
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outside sitting areas via screened glass doors, these areas are further enjoyed by the experience of ocean sounds and cooling breezes from all the outdoor sitting and entertaining areas. Lovely built in timber buffet, and for those couple of cooler nights we sometimes experience there is even a pot belly wood burning stove.

\*Modern kitchen with gas cooktop and separate gas oven with electric grill, dishwasher, range hood, microwave shelf, and under sink water purifier. Designated appliance cupboard with power points and very handy central work bench. Storage is aplenty with many deep draws and cupboards.. Extra large fridge space for side by side fridge/freezer.

\* Family lounge area has a feature brick wall, built in buffet and fridge space. Easy access through glass sliding doors to the outside verandah with covered pergola.

\*Master bedroom is carpeted and has a Parents retreat and roomy Walk in Wardrobe. Ensuite is built to seriously relax, with full sized bath, separate shower and extra long vanity. Numerous screened louvre windows provides for good cross ventilation. Access to your own private outside area, overlooking gorgeous established shrubbery.

\*Office area with built in desk for those working from home, or use as a gym, movie room, hobbies, extended families, etc

\*Second bedroom is also Queen sized and has built-in robes.

\*Third bedroom is also a Queen sized bedroom and has built-in robes

\*Family bathroom with separate toilet.

\* Linen cupboard and storage areas of very good proportion

\*Laundry with built in bench and matching sink area, access to garage via breezeway.

\*This unique property has comfort throughout, Ceiling fans in the ceiling, plenty of natural light and airflow with numerous louvered windows, sliding doors, all fully screened. Modern recessed lights and fans throughout. Central vacuum system.

\* Solar panels on roof, and Electric hot water.

\*Outside your car is taken care of with an extra long brick garage that is separated by a lovely covered breezeway that fits in beautifully with the view of the home from the front, accessed by a concrete driveway from the roadside.

\*29.44 extra wide block, as well as over 50m in length...superb space.

\* Full concrete driveway from the roadside allows access to the rear of the property where there is a ample room to erect the largest shed...leaving room for a pool. Plenty of room for caravans and boats to be turned around and stored at the back of the property.

\*Gardening enthusiasts will also enjoy the abundance of bore water provided by not one but two registered bores and pressure pump. All the gardens are established and very low maintenance with underground pipes and pop up sprinklers.

\* There are three lovely seating areas at the side to relax and enjoy an assortment of bird attracting trees. Fencing on three sides in the backyard ensure privacy is

assured....rockeries, pergolas...it really is a treat to walk around and find the perfect posse to relax, and all areas are immaculately maintained.

\*Garden/potting/ bike storage shed built into back of house accessed by roller door is situated at the rear of the property.

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 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...

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.

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