



39 Mackerel St, Woodgate



PICTURE PERFECT HOUSE & GARDENS.....

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. Located in a quiet street, this property will make you feel like you are on holiday, even when you are not!

An easy stroll to the pristine Woodgate beach (200m) where you can enjoy km's of pristine beachfront pathway to walk, ride a bike or simply relax and soak in your magnificent surroundings.

On a generous sized 1066m² allotment, this property has established landscaped gardens. This contemporary home lends itself to many different tastes and styles, it is set towards the rear of the boundary providing so much privacy. There are also numerous sitting areas outside to entertain, relax and enjoy the landscaped gardens. The main house boasts two bedrooms and one bathroom, a second detached dwelling also provides one bedroom, kitchenette and bathroom accommodation....fantastic for guests or mixed family dynamics.

Two Story Main House Features:

*Open plan living / dining/ kitchen area with two sets of glass doors with recently installed Crim Safe Screening opening onto a full length spacious easterly facing front deck capturing all the ocean breezes and sounds.

*Well designed kitchen with breakfast bar and quality whitegoods, dishwasher, ceramic cooktop and oven, range hood. Duel sink with filtered tap water. Dedicated pantry. Plenty of storage cupboards and drawers.

* Family bathroom with full size bath, shower, and vanity unit. Separate toilet.

*Air conditioner, LED lighting, Ceiling fans throughout

🛏 3 🗺 2 📏 1,066m²

Price SOLD for \$700,000
Property Type Residential
Property ID 971
Land Area 1,066 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



*Master bedroom and second bedroom are located upstairs, enjoying lots of natural light and cross breezes with strategically placed windows. Insulated ceilings keep the home cool in summer and cosy in winter.

* Laundry is spacious and used to access the rear full length verandah.

* Front and Rear spacious outdoor decks / entertaining areas overlooking gorgeous private gardens, fully fenced on all sides overlooking gardens and established shrubs and trees. The rear has views of the National Park.

Second Dwelling Features:

* Newly lined fully self contained granny flat with bedroom/ kitchenette and sitting area. This area could easily be utilised as a Home Office Business, Art Studio, Hobby area...Air BnB

* Small kitchen sink, built-in-benches, storage, room for fridge and microwave

*Bathroom and toilet

*Mezzanine floor allows for a second bedroom or designated office/storage area, featuring a very captivating round window.

*Double Bay Carport Parking ensures your cars are taken care of with an extra wide and high carport that curves beautifully to match the front entrance and is easily able to protect two cars.

Outside Features of the Property

*Roomy 20.9m wide frontage with gate. Gated access to the rear of the property is also a nice bonus via the Council easement. Property is fully fenced.

*Powered 6m x 3m garden/tool shed.

*Gardening enthusiasts will also enjoy the abundance of bore water provided by two registered bores with pressure pump plus two water tanks. 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 the bores..

*All the gardens are established and environmentally friendly. Only grass to mow is on the nature strip. There are lovely seating areas at the front, rear and sides to relax and enjoy an assortment of bird attracting trees. Five wicking boxes to grow your own fresh vegetables and herbs, rockeries, stepping stone, paved areas, pergolas...it really is a magical place to walk around and find the perfect spot to view nature at its best. Kangaroos and echidnas are regular visitors.

Whether you are a first home buyer, retiree looking at downsizing, or seeking an attractive investment, this property has something for everyone. Holiday or permanent rental options are available, providing instant income. This is a fantastic opportunity to own that piece of paradise, and live the dream. School buses depart & return to Woodgate each day. Woodgate is centrally located with a 45 mins short relaxing drive to Bundaberg and only 25 minutes to Childers.

Priced to sell....needs to be viewed to really appreciate the location and details...

Please contact Jose on 0412 144 426 to discuss or arrange to view.

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