

**1/16 First Ave, Woodgate, Qld 4660**

**Woodgate Realty**

**Duplex/Semi-detached For Sale**

Saturday, 20 January 2024

1/16 First Ave, Woodgate, Qld 4660

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 141 m2**

**Type:**

**Duplex/Semi-detached**



Kevin Carr



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**\$550,000**

This modern home is one part of a Duplex property and offers the perfect investment opportunity for an Investor who is considering a low maintenance home. Owner occupiers will love the location and the value this home delivers for the price. Situated on a fully fenced, level 141m<sup>2</sup> block, this large home offers a large living space offering all the features you need to live a Beachside lifestyle. When you consider the features this home delivers, you will find this home hard to beat:

- This brick contemporary, 3 Bedroom, 2 Bathroom home is a rare investment opportunity and is the second half of this Duplex property.
- Location perfect as the Beach is located just over 256m away from your eastern boundary
- Woodgate Hotel is an easy 100m walk away from your front door and your home is centrally located to enjoy everything that is special here is stunning Woodgate Beach
- Beautiful, modern open plan living
- Large full-size Kitchen with large Pantry and Island Bench top plus Breakfast Bar
- Your Master Bedroom has a Walk-in-robe along with a modern ensuite
- All 3 bedrooms have ceiling fans and Built-in wardrobes
- Beautiful Alfresco undercover Outdoor Entertaining area
- Separate laundry
- Large main bathroom with extra wide vanity, separate shower and separate toilet
- Large 1.3m wide linen cupboard
- Large Single lock-up garage with remote roller door and high traffic enamel coating
- Additional extra carspace
- Security screens on all external doors
- 5,000 litre rain water tank
- Established gardens + Garden Shed at rear of property
- Fully fenced property with side fence
- No Body Corporate fees.

This is a beautiful modern property and is one of the best value homes available in a location so close to the Beach. For further information, please call any of our friendly agents on (07) 4126 5199.