

# 116 Woongarra Scenic Drive, Bargara, Qld 4670



## House For Sale

Thursday, 13 June 2024

116 Woongarra Scenic Drive, Bargara, Qld 4670

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 995 m2**

**Type: House**



Robert Russell

## BY NEGOTIATION

RARE DUAL LIVING - ARCHITECT DESIGNED HOME WITH OCEAN VIEWS 5 bed 3 bath 4 car - 995 square metres land - 360 m2 house

What an amazing opportunity! This home is a two-level purpose built dual living residence rarely found in this location, so close to central Bargara and the main beaches, both being just a few minutes drive. It has beautiful ocean views and is equally suitable for use as a large family residence, if this more suits your needs. It has internal living area of approximately 300 m2, with an additional 60 m2 of covered balconies plus a large separate gazebo. The extensive use of floor to ceiling glass and louvres beautifully capture the ocean views and breezes. It is perfectly positioned with a north-east aspect to the balconies, living areas and main bedroom and has all the room you could ever need. The well-designed layout and extremely generous proportions provide the tropical vibe just right for relaxing with a cold drink on the balcony whilst spotting passing whales and dolphins. Currently a permanent tenant occupies the lower level (lease ending in mid August) while the upper level is being utilised as holiday accommodation. The versatility of the residence however, means that it is equally suitable for use as a large family or multi-generational home with the two spaces being connected via a common front foyer.

Features of the Upper Level – 3 Bedroom / 2 Bathroom

- Huge open plan living, dining and kitchen, with ocean views visible through the floor to ceiling feature louvre windows and opening onto a large north-east facing covered deck.
- Second living / study area with ocean views.
- Huge master suite with great separation and privacy from the main living area and the other two bedrooms. Private north-east facing balcony with ocean views and floor to ceiling feature louvre windows.
- Enormous walk-in robe / dressing room and adjoining ensuite with spa (with ocean views), large shower, double vanity and toilet.
- Two double bedrooms with built-in robes.
- Main bathroom with shower, toilet and vanity (separating the two secondary bedrooms).
- Separate laundry and linen cupboard.
- Ceiling fans and new reverse cycle air conditioning throughout, along with great cross ventilation to capture the ocean breezes.

Features of the Lower Level – 2 Bedroom / 1 bathroom

- Huge open plan living, dining and kitchen, opening onto large north-east facing deck. Floor to ceiling feature louvre windows.
- Beautiful walled courtyard garden with additional large separate gazebo and a large covered front patio.
- Two double bedrooms with built-in robes.
- Main bathroom with shower, toilet and vanity (separating the two bedrooms).
- Separate laundry and linen cupboard.
- The lower level is well insulated by the upper level and is additionally cooled via great cross ventilation and has ceiling fans in the bedrooms.
- Double remote garage with sectional door.

An added bonus of this rare find is a three bay shed providing an additional 2 secure parks and large storage and workshop area. The large land size of 995 square metres and open rear yard may even be suitable to accommodate a secondary dwelling (Subject to Council Approval) which would provide an additional unit for multi-generational living, permanent letting or holiday letting. All the hard work has been done, the investment returns await as the property is fully established, in great condition and all furniture and fit-out (which is included) has been recently purchased. Options are aplenty; continue the current scenario; permanently rent out the entire house; have two permanent tenants; convert downstairs into holiday accommodation, live in one, rent one; or occupy the entire house as one family or multi-generational living; the choice is yours. This dwelling has been purpose built to be utilised as one or two separate residences, each with their own electricity meter, gas supply and NBN connection. Located very conveniently only a couple minutes stroll to Bargara Lakes Tavern, convenience store and take away, chemist, hairdresser, waterfront picnic area and the bus stop. Bus route destinations are Kelly's Beach, Bargara Central, City and Stockland Shopping Centre. It's only a short 5-minute drive to the heart of Bargara and all it has to offer as well as 15 minutes to the attractions in Bundaberg Central. Surf life saver patrolled Kelly's beach is under 15 minutes walk but only a couple of minutes drive. If unfamiliar, Bargara is just four hours' drive from Brisbane and is nestled on the coastline of the thriving regional city of Bundaberg. With a climate equal to Hawaii, Bargara is the ideal location for spectacular shore diving and snorkelling, world-class dive facilities and easy access to Lady Musgrave and Lady Elliot Islands. Golden sandy beaches. Fringing coral reefs. Pristine ocean waters. Rugged beautiful coastline. Stunning ocean foreshores. Playground to migrating humpback whales, dolphins, and nesting sea turtles and the Mon Repos Turtle Centre. There is no doubt Bargara is simply beautiful. Call now to ensure you don't miss this rare opportunity as photos do not do it justice. You need to inspect the property to fully appreciate the size of the home and the views.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the particulars provided above, no warranty is given by the vendor or Russell Real Estate as to their accuracy. Interested purchasers should not rely solely on these particulars but rather should instead conduct their own enquiries and seek their own independent advice.