

**17 Bream St, Woodgate, Qld 4660**

**Woodgate Realty**

**House For Sale**

Sunday, 21 April 2024

17 Bream St, Woodgate, Qld 4660

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 800 m2**

**Type: House**



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## \$720,000 - \$739,000 Buying Guide

ESCAPE to the serenity of Woodgate Beach in your own charming Queenslander retreat. Feel the gentle ocean breeze caress your skin as you unwind on the expansive upstairs verandah, perfect for hosting gatherings with loved ones. Nestled just two streets away from the pristine shores, this immaculately presented home offers a rare opportunity at an unbeatable price. Upstairs, discover three generously sized bedrooms, each adorned with built-in wardrobes and ceiling fans, complemented by polished floorboards throughout. The open-plan layout seamlessly integrates the lounge, dining, and a beautifully renovated kitchen equipped with ample storage, electric appliances, and a discreet concealed dishwasher. Step through the large sliding doors onto the front verandah, where you can bask in the coastal ambiance. Experience the epitome of relaxation with:

- Stunning location, just 2 streets from the beach with the walkway to the Bowling Club & Beach at the end of your street.
- Sought after Beach House with a timeless, classic design.
- A Large 2 Bay Shed with adjoining Carport. This property delivers secure parking for up to 3 vehicles. You could repurpose the front utility rooms to be 2 single lock-up garages also.
- Huge Entertainment Patio with space for outdoor furniture settings and ideal for BBQ dinners.

Upstairs features:

- Three spacious bedrooms with built-in wardrobes and ceiling fans.
- Stunning, polished floorboards.
- Air-conditioned open-plan living.
- Expansive family bathroom and separate toilet.
- Sleek modern kitchen boasting plenty of storage, concealed dishwasher, and electric appliances.
- Generous living, dining, and kitchen areas.
- Expansive screened sliding doors opening onto captivating verandas.

Downstairs offers:

- Large, tiled rumpus/lounge room
- Two huge utility rooms that could be used as a family room and/or games rooms. You could change them to be 2 separate single lock up garages if you prefer.
- Modern bathroom with a spacious shower and additional toilet.
- Expansive laundry leading to a rear undercover sizable entertaining patio.
- A three-bay shed at the rear, including two bays with roller doors and an adjoining carport.
- A spacious, fully fenced 800m<sup>2</sup> allotment offering plenty of room for extensions or a swimming pool.

Situated just two streets away from the crystal-clear waters of Woodgate Beach, this idyllic location offers tranquillity away from the hustle and bustle. Conveniently positioned between Childers and Bundaberg, both a short drive away, this beachside retreat presents an excellent opportunity for an Owner Occupier or a savvy Investor. Don't let this extraordinary opportunity slip through your fingers! Reach out to Kevin or Donna without delay to schedule a viewing and seize the chance to make this idyllic retreat your own. Whether you're seeking a serene getaway or a lucrative investment, this property promises both relaxation and potential. Act now to secure your slice of paradise!