

# 46 Kinkuna Dr Woodgate, Woodgate, Qld 4660

Woodgate Realty

## House For Sale

Friday, 14 June 2024

46 Kinkuna Dr Woodgate, Woodgate, Qld 4660

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2063 m2

Type: House



Kevin Carr  
0498053719



Donna Carr  
0407789565

## \$729,000 - \$739,000 Buying Guide

Discover the perfect blend of comfort, convenience, and value with this brand new brick home nestled in the heart of the coveted Kinkuna Waters Estate. This exquisite 3-bedroom residence, built by a respected local builder in November 2023, is an ideal choice for those seeking a spacious allotment just minutes from Woodgate Beach. Boasting a fully fenced, expansive 2,063m<sup>2</sup> block, this property offers ample space for future additions like a swimming pool, granny flat, or an extra shed, making it an unparalleled opportunity for buyers. Consider the value this home delivers to you:

- **Prime Location:** Situated on a fully serviced 2,063m<sup>2</sup> block, this home is just a short drive from the picturesque Woodgate Beach. The property is connected to town water and sewer, and features underground electricity with internet availability.
- **Quality Construction:** Built by Warren Family Homes, the brick veneer house includes a Trithor termite protection system, air conditioning, and ceiling fans throughout. The living areas are fully tiled, while the bedrooms feature plush carpeting.
- **Spacious Living Area:** Upon entering, you'll find a generous living space with an open plan design, offering versatile options for furniture placement and use.
- **Modern Kitchen:** The kitchen is designed for convenience and style, with easy access to the main living area, dining room, and alfresco entertainment area. It includes an electric oven, gas cooktop, concealed overhead exhaust, large refrigerator cavity, and modern cabinetry with wide soft-close drawers and a large corner pantry. The breakfast bar, adorned with hanging pendants, adds a touch of elegance.
- **Flexible Dining Area:** The formal dining area is adaptable and can easily be repurposed as a media room if desired.
- **Alfresco Entertainment:** the eastern position of your alfresco means you can enjoy morning sunrises in the alfresco area, which seamlessly connects to the kitchen and living areas through large glass sliding doors.
- **Master Suite:** The master bedroom features a modern ensuite, a large walk-in wardrobe, and a TV connection point.
- **Guest Bedrooms:** Both guest bedrooms come with built-in wardrobes and ceiling fans.
- **Custom Office:** The custom-built office includes a long inbuilt bench, providing ample space for computers and printers, enhancing your work-from-home efficiency.
- **Family Bathroom:** The large family bathroom offers a bathtub, separate shower, modern vanity, and an adjoining separate toilet for added privacy and convenience.
- **Functional Laundry:** The separate laundry includes modern cabinetry, an inbuilt laundry tub, and direct access to the backyard. A large linen cupboard is conveniently located nearby.
- **Outdoor Shed:** The 6.0 x 6.0m shed, accessible via a brand-new concrete driveway, features remote-controlled access and accommodates two vehicles securely.

This home offers a serene lifestyle in the spacious lots of the sought-after Kinkuna Waters Estate. Enjoy the tranquillity of your rural location, surrounded by the Burrum National Park, while being just minutes from the beach, shops, and amenities. Don't miss out on this exceptional opportunity. Arrange a private inspection today. For more information, call Kevin at 0498 053 719. Seize the day and make this beautiful home yours!