

**29 Walkers Point Esplanade, Woodgate, Qld 4660**



**House For Rent**

Tuesday, 25 June 2024

29 Walkers Point Esplanade, Woodgate, Qld 4660

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## **\$500 Per Week**

Discover the epitome of coastal living with this sensational two-level home, perfectly positioned to offer stunning views of the Burrum River and Fraser Island. This recently renovated property combines modern comfort with unparalleled access to pristine white sands and tidal waters directly across the road—ideal for swimming and excellent fishing.

**Property Highlights:**

- Breathtaking Views:** Enjoy uninterrupted vistas of the Burrum River and Fraser Island, visible at low tide, from the comfort of your home.
- Expansive Living Spaces:** The first floor features an expansive open-plan internal living area, incorporating the lounge, dining, and modern kitchen. Beautiful large white tiles and air-conditioning enhance the bright and airy ambiance.
- Gourmet Kitchen:** The stylish kitchen is a chef's delight, boasting ample food preparation benches, storage drawers and cupboards, a gas cooktop (perfect for boiling crabs), an electric oven, and a dishwasher.
- Spacious Bedrooms:** Two generously sized bedrooms on the first floor.
- Bathroom:** The main bedroom has direct access to the well-appointed family bathroom/ensuite ensuring comfort and convenience.
- Outdoor Entertainment:** The elaborate outdoor entertainment area features full weather screening and a plumbed-in kitchenette facility, creating an ideal space for gatherings and enjoying the scenic surroundings.
- Versatile Ground Floor:** The ground floor offers amazing space that can be reconfigured to suit your needs. Additional bedding facilities, open-plan living space, a second lounge room, and a games area (all air-conditioned) provide flexibility and functionality. A second bathroom and toilet with built-in laundry space add further convenience.
- Shed & Parking:** A two-bay shed in the backyard, is perfect for accommodating boats and cars when not in use. There is also a two-car deep carport for extra parking.
- Direct River Access:** Take advantage of direct river access for swimming, fishing, and enjoying the tidal waters. This awesome property overlooking the Burrum River provides a unique opportunity to experience coastal living at its finest. Contact us today to arrange a viewing and secure your slice of paradise.

**Responsibilities:** The property operates on a water tank & septic system. Town water and sewerage are not available. Tenants will be responsible for refilling the tank water if required.

**Please Note:** The furniture shown in the photos is NOT included in the tenancy.

**Rental Details:**

- Rental Rate:** \$500.00 per week.
- Bond:** A bond of \$2000 is required upon securing the property.
- Availability:** This property is expected to be available from the 01st of July 2024.
- Lease Terms:** A 6-month lease is initially on offer, with the option for a longer lease at time of renewal for the right tenant.

**Application Process:** Interested applicants are encouraged to apply via the realestate.com listing. Please be advised that applications will undergo thorough review based on key indicators such as a rent-to-income ratio of at least 30% and a positive rental history. An in-person viewing of the property is mandatory before approval. NO sight-unseen applications will be entertained. For further inquiries please feel free to contact us directly. Interested parties should ensure they meet the application criteria when submitting their application.

**Disclaimer:** While every effort has been made to ensure that the information and photographs presented in this rental listing are current, accurate, and reflective of the property's condition, we cannot guarantee their absolute accuracy. Prospective tenants are advised to undertake their own due diligence and verify all details independently. The listing is provided for informational purposes only, and we accept no responsibility or liability for any inaccuracies, errors, or omissions that may occur. All parties are encouraged to inspect the property in person and seek professional advice as necessary before entering into any agreements or commitments based on the information provided herein. This disclaimer serves to clarify that the listing is presented to the best of our knowledge but should not be solely relied upon without independent verification.