



41A Ocean View Drive, Woodgate

MODERN COASTAL LIVING — SPACIOUS, STYLISH & SURROUNDED BY NATURE!

Welcome to this beautifully presented, modern home offering the perfect combination of contemporary comfort, functional design, and relaxed coastal living. With four bedrooms, two bathrooms, and a single-car garage, this property is ideal for families or anyone seeking a peaceful lifestyle close to the coast.

Step inside and discover a spacious, light-filled open-plan living and dining area featuring stylish tiled flooring, neutral tones, and air conditioning for year-round comfort. Large windows and sliding glass doors invite natural light into the home while creating a seamless connection between the indoor living space and the outdoor entertaining area.

The modern kitchen is designed with practicality in mind, featuring ample cabinetry, generous bench space, a dishwasher, and a large island bench that provides additional preparation space and a convenient spot for casual dining.

All four bedrooms offer comfortable accommodation, with built-in

4 2 1

FOR RENT
\$600 per week

VIEW
By Appointment

AGENTS
The Property Management Team

AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

wardrobes providing practical storage. The main bedroom features air conditioning, while the contemporary bathrooms are finished with modern fixtures, sleek vanities, and quality fittings. The main bathroom also includes a separate shower and bathtub, perfect for added convenience.

Outside, enjoy the spacious, fully fenced backyard with a lush lawn and a natural bushland outlook, providing a peaceful setting to relax and unwind. The covered outdoor area offers an ideal space to enjoy the coastal breeze or entertain family and friends. A single lock-up garage adds further convenience.

Located in the relaxed coastal community of Woodgate, this home offers an opportunity to enjoy a quieter lifestyle while remaining within driving distance of essential amenities and nearby town centres.

PROPERTY FEATURES:

- Four spacious bedrooms
- Two modern bathrooms, including a bathtub in the main bathroom
- Main bedroom with air conditioning
- Built-in wardrobes for practical storage
- Generous open-plan living and dining area
- Air conditioning for year-round comfort
- Modern kitchen with island bench and ample storage
- Dishwasher for added convenience
- Stylish tiled flooring throughout the main living areas
- Ceiling fans for additional comfort
- Sliding glass doors connecting indoor and outdoor living
- Spacious, fully fenced backyard with a green lawn
- Peaceful natural bushland outlook
- Single lock-up garage

LOCATION HIGHLIGHTS:

- Situated in the peaceful coastal community of Woodgate
- Enjoy the relaxed atmosphere of seaside living
- Close to Woodgate Beach and its beautiful sandy shoreline
- Surrounded by natural bushland and outdoor recreation opportunities
- Ideal for those seeking a quieter lifestyle away from busy urban centres
- Within driving distance of local shops, cafés, and community facilities
- Convenient access to Childers for additional shopping, schools, and essential services
- A scenic coastal location offering opportunities for beach walks, fishing, and outdoor activities

DISTANCE TO FACILITIES (APPROX):

- Woodgate Beach: Please confirm exact distance
- Woodgate town centre and local shops: Please confirm exact distance
- Childers CBD: Please confirm exact distance
- Local parks and recreational areas: Please confirm exact distance
- Bundaberg CBD: Please confirm exact distance

Rental Details: \$600 per week, 6-month lease

Tenancy Applications must be completed in full (with all required documentation) in order for the commencement of the application process to begin.

- We offer a 48 hour approval process to complete tenancy applications. To avoid delays in processing your application, please ensure references and employers are aware of your application and will expect a confirmation request from our Agency.
- General Tenancy Agreements are to be signed and Bond paid

within 24 hours of receiving paperwork from your Property Manager.

- " 2 Weeks Rent is required to be paid before keys will be released.
- " Office hours are Monday —Friday 8.30am-5pm
- " Office hours: Monday —Thursday - 8.30am - 5pm Friday, 8:30am —4:00pm

At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

MORE DETAILS

Property ID	1UVKGTV
Property Type	DuplexSemi-detached
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

The Property Management Team

Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
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