






243 Woodgate Road, Goodwood

A RARE 17 ACRE HOLDING NEAR WOODGATE BEACH

Positioned on an expansive 17-acre holding just minutes from the pristine sands of Woodgate Beach, 243 Woodgate Road presents a rare opportunity to secure a lifestyle property offering the perfect blend of rural tranquillity, privacy and exceptional infrastructure. Whether you're seeking a peaceful acreage retreat, room for the family to spread out, space for machinery and hobbies, or simply a quieter way of life close to the coast, this remarkable property delivers endless possibilities.

Privately nestled amongst established gardens, mature shade trees and productive land, the property is centred around a beautifully renovated residence that perfectly balances character and comfort. High-raked ceilings and exposed timber beams create warmth and charm throughout, while multiple living areas provide flexibility for growing families and those who love to entertain.

At the heart of the home sits a spacious modern kitchen featuring quality appliances, excellent storage and generous bench space. Overlooking the adjoining dining area and flowing seamlessly into the main living zones, it creates a natural gathering place for everyday family life. A substantial family room provides an additional living

3  1  6 

FOR SALE

Offers Above \$1,150,000

VIEW

By Appointment

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 **LJ Hooker**

space and opens directly to the outdoor entertaining area, creating a seamless connection between indoor and outdoor living.

Accommodation comprises three generously sized bedrooms, all complete with built-in wardrobes and positioned to provide privacy and comfort. A separate lounge room offers further versatility and would be equally suited as a home office, media room or children's retreat. The well-appointed bathroom features both a relaxing corner bath and separate shower, while the large laundry further enhances the practicality of the home.

Step outside and you'll discover a property designed to embrace the acreage lifestyle. Expansive outdoor entertaining areas overlook the sparkling saltwater swimming pool and adjoining magnesium spa, providing the perfect setting for family gatherings, weekend barbecues or simply unwinding while taking in the peaceful rural surrounds.

The infrastructure on offer is equally impressive. Multiple sheds, workshops and storage areas provide exceptional versatility for caravans, boats, machinery, vehicles, tradespeople or home-based businesses. A near-new Ranbuild shed with an air-conditioned utility room is complemented by additional shedding and greenhouse facilities, ensuring there is ample space for a wide range of pursuits.

Adding further appeal are the established fruit trees, including a thriving mango orchard, lemon trees and bananas, along with town water, a central dam, solar power and fully fenced acreage. The combination of productive land and quality improvements creates a property that is not only beautiful but highly functional and capable of supporting a variety of lifestyle aspirations.

AT A GLANCE:

- Bedrooms: 3
- Bathroom: 1
- Living Areas: Multiple
- Land Size: 7ha (17.29 Acres)
- Solar Power: 22 Panels
- Water: Town Water + Dam
- Pool: Inground Saltwater Pool
- Spa: Magnesium

RATES (Approx): \$1260 per half year including water

Despite its peaceful and private setting, the property remains conveniently located just minutes from Woodgate Beach and local amenities, while Childers and Bundaberg are both within comfortable driving distance. Properties of this size, versatility and location are becoming increasingly difficult to secure, making 243 Woodgate Road a truly unique offering for those seeking the ultimate coastal acreage lifestyle.

DISTANCE TO FACILITIES (APPROX):

- Woodgate Beach: 17km
- Woodgate Shopping Complex: 16km
- Goodwood State School: 2.6km
- Childers CBD: 22km
- Childers Hospital: 24km
- Bundaberg CBD: 37km
- Bundaberg Airport: 40km

Contact the Exclusive Marketing Agents Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533 today to arrange your private inspection and discover the lifestyle and coastal convenience that make 243 Woodgate Road such a unique offering.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID	1UJGGTV
Property Type	House
Land Area	7 hectare
Including	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Kate Hutchinson 0431 234 282

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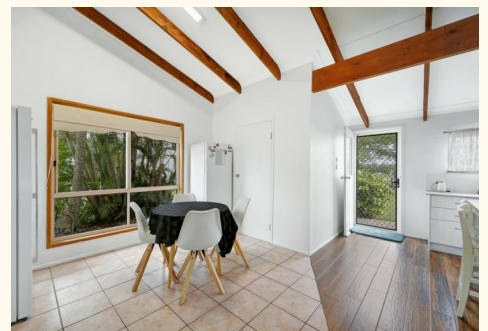
Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

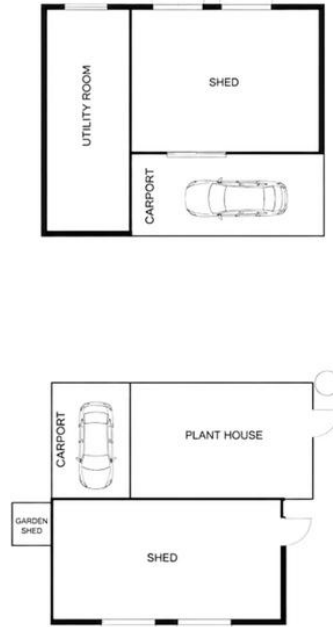
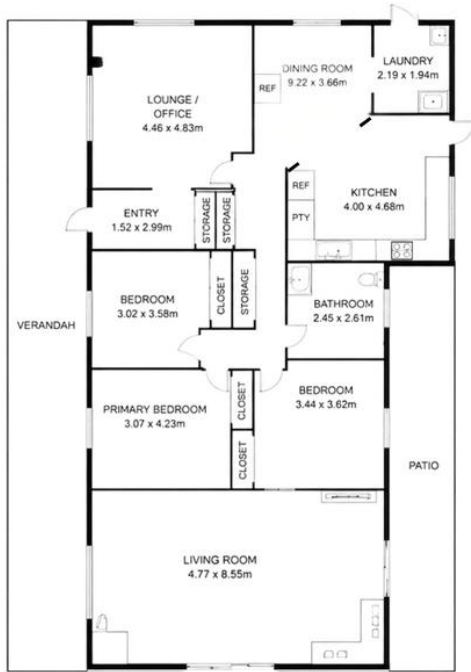
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This floorplan is for illustrative purposes only. Although all care has been taken, LJ Hooker gives no warranty or guarantee for the accuracy, measurements, dimensions, contours, boundaries, or layout shown in the floorplan. All enquiries should be directed to the Agent representing this floorplan.

FLOOR PLAN

SITE PLAN

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