







350 Woongarra Scenic Drive, Innes Park

THE ULTIMATE COASTAL PACKAGE —SPACE, SHEDDING & CARAVAN ACCOMMODATION!

Positioned along the highly regarded Woongarra Scenic Drive, this well-maintained low-set brick residence presents an outstanding opportunity to secure a quality coastal property in one of Innes Park's most sought-after locations. Offering broad appeal to investors, retirees, first-home buyers, and families alike, the home combines generous accommodation, practical improvements, and a relaxed beachside lifestyle.

Set behind an attractive street frontage with well-established gardens, the home welcomes you into a spacious open-plan living and dining area where natural light, neutral finishes, and excellent airflow create an inviting sense of comfort. Designed for easy everyday living, the functional kitchen offers ample bench space and storage, making it equally suited to owner-occupiers and tenants alike.

The home comprises three well-proportioned bedrooms, with the addition of a fully insulated and air-conditioned fourth bedroom/study

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FOR SALE
Offers Over $715,000

VIEW
Wed 25th Nov @ 4:00PM - 4:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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space on the eastern side of the shed. This provides flexibility for growing families, visiting guests, or those seeking additional space for a home office. The functional floorplan is complemented by a neatly renovated bathroom, separate toilet and outdoor shower for further convenience.

Stepping outside, you'll find a generously covered entertaining area that's perfect for weekend barbecues, family gatherings, or enjoying the coastal breeze all year round. A standout feature is the substantial powered shed with dual roller-door access, providing excellent space for vehicles, boats, caravans, hobbies or workshop use. Solar power further enhances the property's efficiency and long-term appeal.

Whether you're searching for a set-and-forget investment in a high-demand coastal location, a low-maintenance home to enjoy in retirement, or your first step into the property market, this versatile residence offers exceptional value and lifestyle appeal.

AT A GLANCE:
- Bedrooms: 4 (Including Additional Bedroom/Study Adjoining Shed)
- Bathrooms: 1
- Car Accommodation: 4
- Block Size: 1,006m2
- Fully Fenced Backyard
- Air Conditioning: Yes
- Ceiling Fans: Throughout
- Solar System
- Septic System
- Dual Side Access

A CLOSER LOOK:
- Fully Insulated and Air-Conditioned Fourth Bedroom/Study Adjoining the Shed
- Spacious Open-Plan Living and Dining with Excellent Natural Light
- Functional Kitchen with Ample Bench Space and Storage
- Neatly Renovated Bathroom with Separate Toilet
- " Air Conditioning and Ceiling Fans for Year-Round Comfort
- " Expansive Covered Outdoor Entertaining Area —Perfect for Family Gatherings
- Substantial Powered Shed with Dual Roller-Door Access
- Double Garage, Single Carport and High-Clearance Caravan Carport
- " Dual Side Access —Ideal for Boats, Trailers and Caravans
- " Additional Garden Sheds and External Storage
- " Outdoor Shower —Perfect After a Day at the Beach
- Solar System for Improved Energy Efficiency
- Septic System
- Fully Fenced Backyard with Plenty of Room for Children and Pets
- Established Gardens Offering Privacy and Attractive Street Appeal
- Highly Regarded Woongarra Scenic Drive Location, Close to Beaches, Parks and Local Amenities

A fantastic entry into the market, this well-maintained home combines comfort, practicality and potential in a sought-after coastal location. With its generous 1,006m² allotment, exceptional vehicle accommodation, versatile additional living space and proximity to the coastline, this is an opportunity to embrace relaxed coastal living without compromising on space or convenience.

RATES: Approx. $1580 Per Half Year (excluding water)
OCCUPANCY: Tenanted with Lease Renewal Due in May 2027 at $665 Per Week
RENTAL APPRAISAL: $670 - $710 Per Week

DISTANCE TO FACILITIES (APPROX):
- Bargara Beach: 1.5km

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- Bargara CBD: 5.6km
- Bargara Central: 5.8km
- Bundaberg CBD: 15 km
- Local Schools: Within 5km
- Bundaberg Base Hospital: 17km
- Bundaberg Airport: 18km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent Jonathon Olsen on 0409 534 533 to arrange your private inspection.

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 inquiries in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID	1UWBGTV
Property Type	House
Land Area	1006 m2
Including	Air Conditioning Fully Fenced







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