



41A Ocean View Drive, Woodgate

4 BED, FIRST HOME, SMART INVESTMENT OR COASTAL ESCAPE

Located in the growing Oceanside Estate at Woodgate Beach, this brand-new duplex presents an outstanding opportunity to secure a quality-built home in one of the region's most desirable coastal communities.

Whether you're a first home buyer looking to enter the property market with the potential benefit of the Queensland First Home Owner Grant and available stamp duty concessions, or a savvy investor seeking a brand-new property with strong rental appeal, depreciation benefits and potentially over \$20k negative-gearing advantages on year 1 this property deserves your attention.

Investors may benefit from the significant depreciation deductions commonly available on eligible new builds, potentially helping to offset taxable rental income from day one. First home buyers may also be able to take advantage of Queensland Government grants and stamp duty concessions applicable to eligible new properties.

Positioned just minutes from the beach, the property offers modern

4 2 1

FOR SALE

Offers Over \$749,000

VIEW

By Appointment

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finishes, a functional floorplan and low-maintenance living, making it an ideal choice for owner-occupiers, investors, retirees or those seeking a coastal holiday home.

The spacious open-plan living and dining area is filled with natural light and flows directly onto the covered outdoor entertaining area. Overlooking the living space, the modern kitchen features quality appliances, ample bench space and generous storage, providing a practical layout for everyday living and entertaining.

The home offers four well-sized bedrooms, all featuring built-in wardrobes, including a master bedroom complete with a private ensuite. The remaining bedrooms are serviced by a modern family bathroom, while the single lock-up garage with internal access provides additional security and everyday convenience.

Outside, the fully fenced yard has been designed for easy maintenance and includes a garden shed for additional storage. Combining the benefits of a brand-new build with a sought-after beachside location, this property offers an excellent opportunity to enjoy the relaxed coastal lifestyle Woodgate Beach is renowned for.

AT A GLANCE:

- Bedrooms: 4
- " Bathrooms: 2
- " Car Accommodation: 1 —single lock-up garage
- Brand-new duplex residence
- Covered outdoor entertaining area
- Garden shed
- Fully fenced, low-maintenance yard

KEY FEATURES:

- Brand-new quality construction
- Spacious open-plan living and dining area
- Modern kitchen with quality appliances
- Ample bench space and generous storage
- Four generous bedrooms with built-in wardrobes
- Master bedroom with private ensuite
- Modern family bathroom
- Covered outdoor entertaining area
- Single lock-up garage with internal access
- Garden shed for additional storage
- Fully fenced, low-maintenance yard
- Potential depreciation benefits for investors
- Potential First Home Owner Grant and stamp duty concessions for eligible buyers
- Ideal for families, retirees, holidaymakers and investors
- Minutes from beautiful Woodgate Beach

RENTAL APPRAISAL: \$570—\$600 per week

OCCUPANCY: Vacant possession

- Grant, stamp duty, taxation, depreciation and negative-gearing benefits are subject to individual eligibility and circumstances. Buyers should obtain independent financial, taxation and legal advice.*

DISTANCE TO FACILITIES (APPROX.):

- Woodgate Beach: 570m
- Woodgate Shopping Village: 2.4km
- Woodgate Hotel: 2.3km
- Woodgate Bowls Club: 2.2km
- Childers: 39km

- Bundaberg CBD: 55km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agents, Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533.

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MORE DETAILS

Property ID	1UPTGTV
Property Type	DuplexSemi-detached
Land Area	576 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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