



8 Willow Court, Woodgate

WAKE UP TO COASTAL LIVING, WITH THE BEACH JUST A STROLL AWAY!

If a relaxed coastal lifestyle with plenty of space and flexibility is high on your wish list, 8 Willow Court, Woodgate Beach is well worth a closer look. Positioned just 250 metres from the pristine sands of Woodgate Beach and set on a generous 1,050m² block, this spacious four-bedroom home offers versatile living across two levels.

The main living area is located upstairs and features an open-plan kitchen, dining and living space flowing seamlessly onto a large rear deck. Perfectly positioned to capture the refreshing sea breezes, the deck provides an ideal space for outdoor entertaining, BBQs and relaxed coastal living.

Downstairs provides excellent flexibility with a separate living area, fourth bedroom and bathroom. This additional space is ideal for extended family, teenagers, guests or those looking for a more flexible accommodation arrangement, with potential for additional rental income subject to the necessary approvals.

The generous 1,050m² block provides plenty of room to enjoy the

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FOR SALE
Offers Above \$895,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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coastal lifestyle, while the home's airy design, multiple living areas and proximity to the beach add to its appeal. Whether you're looking for a permanent residence, holiday retreat or investment, this property offers plenty of opportunity.

Located in the heart of the Woodgate Beach community, the property is close to local shops, medical services, the pub, bowls club, community facilities and tennis courts. With the Burrum Coast National Park and numerous boating and recreational opportunities nearby, there's plenty to enjoy right on your doorstep.

AT A GLANCE...

- Bedrooms: 4
- Bathrooms: 2
- Air Conditioning: Yes
- Ceiling Fans: Yes
- " Car Accommodation: 2
- " Land Size: 1,050m²
- Distance to Beach: Approx. 250m
- Outdoor Entertaining: Large Rear Deck
- Multiple Living Areas: Yes
- Separate Downstairs Accommodation: Yes

PROPERTY FEATURES...

- Four spacious bedrooms
- Two bathrooms
- Open-plan kitchen, dining and living area
- Spacious upstairs living space
- Large rear deck capturing refreshing sea breezes
- Separate downstairs living area
- Fourth bedroom and bathroom downstairs
- Flexible accommodation for extended family, guests or teenagers
- " Potential for additional rental income, subject to approvals
- " Generous 1,050m² block
- Airy design with excellent natural airflow
- Excellent coastal lifestyle location
- Approximately 250m to Woodgate Beach
- Close to local shops and essential services
- Convenient access to boat ramps and recreational areas
- Close to Burrum Coast National Park
- Ideal permanent residence, holiday retreat or investment opportunity

OCCUPANCY: VACANT

RATES: \$2450.00 Per Half Year (excluding water)

DISTANCE TO FACILITIES (APPROX):

- Woodgate Beach: 250m
- Woodgate Supermarket: Approx. 1.0km
- Woodgate Post Office: Approx. 1.2km
- Woodgate Medical Services: Approx. 1.0km
- Woodgate Beach Club / Bowls Club: Approx. 1.3km
- Burrum Coast National Park: Approx. 5km
- Walkers Point Boat Ramp: Approx. 3.5km
- Theodolite Creek: Approx. 8km
- Bundaberg CBD: Approx. 45km

This is a must to inspect! For more information or to arrange your an inspection, please call Jonathon Olsen on 0409 534 533.

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is in fact accurate.

MORE DETAILS

Property ID	1UTZGTV
Property Type	House
Land Area	1050 m2
Including	Air Conditioning
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

Jonathon Olsen 0409 534 533

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