

Sold



113 Esplanade, Woodgate



MASTERBUILT RESIDENCE IN BLUE RIBBON LOCATION 1,536M2 WATERFRONT LAND

This is your opportunity to secure one of the largest homes available, right on the Esplanade with the tranquil waters of Woodgate Beach just metres from your doorstep. This huge residence has been designed as a **true entertainer** with multiple spaces throughout the home perfect for every occasion. The property offers **254m² of living space** on a huge **1,536m² block** with dual side access to your backyard and **3 Bay Shed and workshop** this property has it all. A must for those looking for a quality beachfront home this is truly a property you must inspect. Consider the value this home delivers to you:

- Huge brick and tile contemporary home situated on a huge **1,536m²** allotment.
- **Panoramic ocean views** from almost everywhere in the home.
- **9.0 x 9.0m 3 Bay Shed** with High Clearance doors and workshop space.
- Dual side access allows you a **drive through alternative** for easy access to Backyard & Shed
- Large **15.7m wide upstairs balcony** with 2 separate adjoining private balconies.
- **Ducted 4 zone Air-conditioning** + downstairs split system Air-conditioning.
- **9 ft cathedral ceilings**, feature brick and timber walls.
- **Fully equipped Chef's Kitchen** with soft close drawers & walk-in pantry, breakfast bar, Glass splashbacks with inbuilt lighting, servery to verandah and pop-up powerpoints + inbuilt instant hot water supply and insinkurator waste disposal unit.
- High gloss polished **Cypress Timber floors**.

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Price	SOLD
Property Type	residential
Property ID	624
Land Area	1,536 m ²
Floor Area	254 m ²

Agent Details

Office Details

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Woodgate Realty

- Master Bedroom with **Ensuite, walk-in wardrobe** and private **ocean view balcony**.
- All 3 upstairs Bedrooms have Built-in wardrobes and ceiling fans.
- 2 separate bathrooms with separate toilets along with an Ensuite with Shower and toilet.
- Large **5.91 x 6.22m upstairs Living Room** with adjoining balcony.
- Spacious **formal Dining Room** and combined sitting room with fireplace.
- Huge **6.06m x 5.12m recreation room** with adjoining bar
- Fully **screened undercover entertainment** area with hard wearing **epoxy decorative floor** + inbuilt BBQ, Air-conditioning, TV & preparation bench
- **Downstairs cellar** or office
- Oversized double garage with adjoining office or workshop space.
- Large 9.4m x 3.55m screened entertainment area.
- In- built home sound system with speakers on both floors
- Large **separate laundry** with ample storage space and Laundry shute from upstairs.
- **Downstairs office** can be repurposed as a 4th Bedroom.
- **10,000 gallon (37,854 litres)** underground rainwater tank connected to the home
- **Registered Bore** maintains your established garden via an **inground irrigation** system.
- 44 panel, 5Kw Solar system.
- Outdoor Shower
- Internal inbuilt Vacuum system

This property has been custom built to provide a home that can be used for a multitude of occasions and offers you everything you need to enjoy the beachside lifestyle you have always dreamed of. This is the home you have worked so hard to deserve and one you will be truly proud to own.

Property Details

Location and Construction

This **custom built home** delivers you so much space via the multiple entertainment options you will enjoy in this home. The property has feature brick walls and stunning timber feature walls throughout the home that fit perfectly with the high gloss Cypress timber flooring and staircase that underlines the signature style that has been chosen for this prestige home. The large upstairs verandah is **15.7m wide** and delivers unmatched views of the clear crystal waters just steps away from your front door and the large widows afforded to you throughout the home means that you can enjoy the view from almost anywhere in the property. Each bedroom is Queen-sized and has Built-in wardrobes and ceiling fans that compliment the **Ducted 4 zone Air-Conditioning**. Your property enjoys the energy efficiency of **44 Solar panels** on the roof of your **9.0 x 9.0m 3 Bay, High Clearance Shed & Workshop** and the **10,000 gallon (37,854 litres)** supplies pure rainwater to your home and you can switch to **Town Water** easily with the flick of a lever. You will enjoy easy dual access on your large 1,536m² block and this allows you a Drive-thru alternative which is helpful when you are towing your boat or caravan to and from your 3 Bay Shed.

Your new home is located on the Esplanade just **42 metres from the beach** from your eastern boundary, and is centrally located in Woodgate Beach and is just 1.3km from Woodgate Bowling Club, 1.9kms from Woodgate Hotel and the main Boat Ramp and only 2.4kms to the Supermarket, Chemist and Medical Centre.

Upstairs

The signature space of your property is the top floor of your home. Beautiful **high gloss, cypress timber flooring** lead you throughout the living areas and deliver a warmth and a touch of class that few homes can offer. The **4 zone Ducted Air-conditioning** ensures all spaces on this floor enjoy the perfect temperatures. Your large **Chef's Kitchen** is fully equipped with an inbuilt microwave oven, hotplate and rangehood along with an electric wall oven and stainless steel dishwasher. **Red glass splashbacks** compliment the Kitchen cabinetry and benchtops and there is a **Kitchen Hutch** with light to store your most used appliances discreetly. The innovative features you will enjoy in this kitchen include benchtop **pop-up power points**, an **instant hot water** tap and an **insinkerator waste disposal** unit. The large **walk-in pantry** and the soft close drawers give you plenty of storage space Your large Kitchen window offers ocean views and is a servery to the Balcony for easy entertaining.

The adjoining **Dining Room** has easy access to the Balcony and nearby sitting room that is ideal to enjoy a book and the **feature corner fireplace**. Your huge **6.22m x 5.91m Living Room** upstairs has plenty of room for you and your family to relax and there is separate access to **a private balcony** through large glass sliding doors.

The large **3 Bedrooms** are all located upstairs, all with **built-in wardrobes and ceiling fans**. Your Master Bedroom has a small **private balcony** for you to enjoy and there is a large **Ensuite** and **walk-in wardrobe** as well.

Downstairs

Upon entry to your home via the large **double door entrance** and the large, **tiled entry foyer**, you will greeted by the **stunning timber staircase** and the entrance to your **screened undercover entertainment area** and the adjoining **recreation room and bar**. Nearby there is the entrance to your underground cellar that could be repurposed for an office or additional storage. The internal access door to your **oversized double garage** has an additional office space that also could be used for additional storage of your garden tools or used as a small workshop. **The downstairs office** could be easily repurposed as a guest bedroom and the large **separate Laundry** has dual Linen Cupboards and a Laundry tub inbuilt into the cabinetry and benchtop. The **main downstairs bathroom** has a **separate toilet**, modern vanity and separate shower with an additional Linen Cupboard.

Entertainment Areas

Your home is blessed with **two** wonderful entertainment areas. The feature space is the fully screened **9.4 x 3.55m Outdoor Undercover Entertaining area** that offer you panoramic views of your Backyard and established gardens. This is the perfect place for summer entertaining and the **in-built BBQ** and accompanying preparation benches allows for easy meal preparation and serving. There is a separate **Air-Conditioning unit** installed as well as a **TV connection** and an **inbuilt Sink** for convenience.

The **6.06m x 5.12m recreation room** is the perfect place to relax with friends and family and could be repurposed as a games room if you choose. The **adjoining brick bar** is the focal point in this space and you will enjoy impressing your friends preparing those special drinks from your favorite recipes.

This is a special property of true grandeur and magnificence and a property that will be one you will be proud to own. If you are looking for a home that has it all, by the beach, this is one that you must inspect. For further information, please call

Kevin 0498 053 719 or Kerrie 0400 164 631

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