

Under Contract



77 Mackerel St, Woodgate



GRAND DIMENSIONS – SHEER MAGNIFICENCE.

An **award winning home** rarely disappoints and this custom built home is a celebration of design and allows you so many options to transform this home to become the property you have always dreamed of and the property you have worked so hard to deserve. Located **1 street back** from the Esplanade and stunning Woodgate Beach, this property delivers a massive 282m² of internal space on a fully fenced and level **1,499m² block**. Built by Ron Holman Homes, this home was the **Home of the Year in 1996** and the home design delivers a grandeur that is rare and each space within the home offers the grand dimensions of luxury and light in each corner of this tranquil oasis. Here is a chance for you to own a home many dream of owning and this a property that you truly must inspect.

Property Snapshot:

- 2 Storey, Brick Veneer property with tiled roof delivering **282m² of internal space**.
- Situated on a fully fenced, **1,499m² block** with **medium density residential zoning** (Res B).
- Rear access to Acacia St via Backyard.
- Located 1 street back from Beach and Esplanade, **165m from your Eastern Boundary**.
- **Wraparound Verandah** enjoys ocean breezes and offers a glimpse of the sea.
- **9 ft Cathedral Ceilings** & ceiling fans throughout your home.
- Oversized **9.29m x 7.24m Double Garage** with Storage or workshop space

4 bedrooms, 2 bathrooms, 3 car spaces

Price \$799,000 - \$850,000
Buying Guide

Property Type residential

Property ID 627

Land Area 1,499 m²

Floor Area 282 m²

Agent Details

Office Details

Woodgate Realty
0400 164 631



at rear.

- Large **7.5m x 4.2m Single Bay Shed** with **3.0m High Clearance** roller door.
- **55,000 litre Rainwater Tank** plumbed and connected to your new home.
- **24 Panel Solar System** + 5.5Kw inverter.
- Established gardens are maintained by a **Registered Bore**.
- **Electric gate** on driveway entrance.
- **Separate Office** access via Breezeway designed to be remote from main residence.
- **Air-conditioned** via 3 separate units and complimented by Ceiling Fans throughout the home.
- **Open Plan** Kitchen / Dining / Living room with Brick feature wall.
- **Fully equipped Chef's Kitchen** with lots of cupboard and benchtop space + Breakfast Bar.
- 600cm Electric Cooktop + Electric Wall Oven & Rangehood with 900cm fridge space.
- **Walk-in Pantry**.
- Huge **Master Bedroom** with **Large Walk-in Wardrobe & Ensuite**.
- All huge **4 Bedrooms are oversized** and are carpeted with Built-in Wardrobes & Ceiling Fans.
- Separate Laundry with **1.8m wide Linen Cupboard**.
- **2 family Bathrooms** (1 on each floor) and separate Ensuite in Master Bedrooms + 3 Toilets.
- Large **7.55m x 6.29m Upstairs Family** room with panoramic views through glass sliding doors.
- Large **Utility room** with wall to wall display cabinets ideal for Office or Large Wine Cellar.
- Innovative decorative Picture Hanging Railings.
- **NBN connection box** installed.
- Fully serviced with Town Water & Sewer connected.
- Large Backyard with 3 Mango trees, 1 Mulberry Tree and Passionfruit Vines.
- Rates **\$2,018.62 per half**.
- Short stroll to Bowling Club (10-15 min. walk - 1.2kms away).

Property Detail

Location and Construction

This majestic home offers **282m² of internal area** with every room delivering plenty of space. The award winning, custom built design achieved the distinction of **Home of the Year in 1996** from Ron Holman Homes and you will enjoy the features this innovative home provides to you. The huge allotment is zoned **Medium Density** which allows you the opportunity to have multiple dwellings on the block. Location perfect, this 2 storey home is just 157m from the Beach from your Eastern Boundary and the Bowling club is only a short 10 minute walk away.

Upstairs

The huge **7.6m x 6.3m Family room** is the signature space of the top floor of this property. You will enjoy the panoramic views from this area and you can easily access the huge wraparound Balcony that offers you an ocean glimpse of the sparkling clear waters of Woodgate Beach. There are 2 Queen-sized Bedrooms upstairs each with ceiling fans and built-in wardrobes. You can repurpose the adjoining **Utility Room into a 5th Bedroom** or you can use it as an Office or even a Wine Cellar. There is a very large **family Bathroom upstairs** with a separate shower, a bathtub and toilet.

Downstairs

The focal part of the home is the large **Open Plan design** of the ground floor. The combined Lounge Room, Kitchen and Dining Room deliver a huge area that is ideal for the family and perfect for entertaining. The entire space is **Air-Conditioned via separate units** in the Lounge and Dining Rooms and is complimented with ceiling fans throughout.

The large, centrally located Kitchen has ample cupboard and benchspace and there is additional cupboard storage in the wide Breakfast Bar. The Kitchen is fully equipped with a 600cm Electric Cooktop with a 600cm exhaust and a 600cm Electric Wall Oven. There is a large **Walk-in Pantry** as well as a large 900cm fridge space.

Your **Master Bedroom** is Air-conditioned and has a large Walk-in Wardrobe and well as an Ensuite and separate access to the large wraparound porch that surrounds the front of the home.

There is a **separate Laundry** with a large Linen Cupboard and the downstairs Bathroom has a shower and toilet with another large Linen Cupboard nearby.

Backyard, Shed & Entertainment area

There is a screened **undercover Entertainment Area** at the rear of the property and it is the ideal place for your BBQ and there is plenty of space for a large outdoor furniture setting. The huge Backyard has low maintenance lawns and established gardens that are maintained by a **Registered Bore** complimented by a **55,000 litre Rainwater Tank**. You will enjoy the fruits of 3 Mango trees, 1 Mulberry Tree and Passionfruit Vines and there is ample room for a vegetable garden anywhere in this large backyard.

This is a home that will impress families, investors and people that yearn for a premium home near the Sea. You will be surprised at the value this home will offer you and a closer inspection will reveal to you even more features that just can't be found in many homes in Woodgate Beach. This is a home you will be proud to home and is a must to inspect. For more information, call **Kevin on 0498 053 719 or Kerrie on 0400 164 631**.

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