

Boundary lines are approximate only

Sold



7 Eagle Rd, Woodgate

Woodgate Realty



YOUR EVERY WISH – JUST 3 YEARS OLD

One of the **finest appointed** homes in our area at this price, this **custom built** home delivers excellence throughout. The perfect home to take advantage of the unique lifestyle our beachside town offers, this 3 year old home has a large **Shed and Carport**, **6.6Kw Solar system** and **Ducted Air-Conditioning**. Situated on a large, **fully fenced 800m2 block** that is centrally located so you can walk to everything special here in Woodgate Beach. A home you truly must inspect, this property is the one you have been searching for.

Property Snapshot:

- This Brick Veneer home offers **149.1m2 of floorspace** and was built by Bundy Homes in **2018**.
- Situated just **767m from the Beach** from your eastern boundary & **650m** from the Shopping Centre, Chemist & Medical Centre.
- Located on a **fully serviced & fully fenced 800m2** block with easy **side access** to your Shed.
- A **High Clearance 8.0m x 3.25m Single Bay Shed** is currently used as a **Workshop** & is ideal for car or boat accommodation. There is a personal use access door to the adjoining Carport.
- **8.0m x 6.75m High Clearance Carport** on a concrete slab offers 2 Vehicle accommodation.
- **24 Solar Panels** on your Colorbond roof with **6.6Kw Inverter**.
- **5,500 Lt Rainwater Tank**.
- **Ducted Air-Conditioning** via a Mitsubishi R410a unit complimented with Ceiling Fans throughout the home.

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Price	SOLD for \$600,000
Property Type	residential
Property ID	634
Land Area	800 m2
Floor Area	149 m2

Agent Details

Office Details

Woodgate Realty
0400 164 631

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- Instantaneous **Gas Hot Water** system.
- Formal **Lounge room** could be repurposed as a Media Room.
- **Open Plan** Dining & Family room.
- Large Galley Kitchen with **Walk-in Pantry, 900cm Beko Gas Cooktop & Electric Oven** with a Stainless Steel decorative exhaust and a Stainless Steel Dishwasher. Modern cabinetry with **Stonetop Benches** & an extra wide Kitchen window that showcases views of your Backyard.
- Stunning **Timber Floating floor** throughout all living areas.
- Master Bedroom with **Walk-in Wardrobe & Ensuite**. Access to Outdoor Patio via Sliding door.
- All Guest Bedrooms have Built-in Wardrobes and Ceiling fans.
- **Family Bathroom** with Bathtub, separate Shower, modern Vanity and **separate Toilet**.
- **8.04m x 4.31m Undercover Entertaining Area** with Pebblecrete floor.
- Pebbled **Backyard Retreat** for Outdoor Entertainment with Garden + **4 raised Garden Beds**.
- **6.0m x 3.64m Oversized** Single Garage with VJ Lined walls & a remote controlled Roller Door with **innovative Laundry space** with Cabinetry and Benchtop Space with In-Built Tub. There are 2 Large Storage Cupboards suitable for Linen storage and storage for your tools.
- **Crimsafe** Screen Doors + Window Locks throughout.
- Rates = \$1,744 per half.

This property delivers more than most and has been designed with the Beachside lifestyle that everyone craves in mind. A property that ticks all the boxes and is a must for you to inspect. For further information, call **Kerrie on 0400 164 631** or **Kevin on 0498 053 719**.

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