



**37 Koda St, Wongaling Beach**



## Beachside Dreams Can Come True !

- \* Across from the beach !
- \* Large 3215m2 block (Just under 1 acre!)
- \* Modern contemporary home
- \* Pool, shed, carport, solar

This beautifully presented and appointed contemporary home is a rare find for size and position !

Backing onto reserve, you'll love having almost 1 acre of land directly across from the beach where there's a walkway to the sand just steps away from your driveway.

No expense was spared when this home was built in 2014 where attention to detail was the focus in creating a comfortable, stylish, private designer home.

Browse the video, click on the floor plan and organise your private inspection that won't disappoint !

- \* Privacy fencing and strategic planting ensures your privacy
- \* 3215m2 block size, backs onto treed reserve
- \* Spacious, open and bright floor plan with high ceilings in the living area
- \* Fully air-conditioned and security screened throughout
- \* Kitchen features stone benchtops, Smeg oven/microwave/induction cooktop, new Bosch dishwasher, large fridge space and walk in pantry
- \* Love the coloured feature pendant lights!
- \* 3 oversized bedrooms with the master having access to a courtyard with free standing bath and feature surfboard shower!
- \* The master bathroom features dual vanities and shower as does the ensuite of the master bedroom

🛏 3 🚿 2 🚗 6 🏡 3,215 m2

**Price** \$1.35m Negotiable  
**Property Type** Residential  
**Property ID** 3315  
**Land Area** 3,215 m2

### Inspection Times

Sat 26 Jul, 9:00 AM - 9:45 AM

### Agent Details

Tania Steele - 0448 250 499

### Office Details

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- \* TV brackets in all bedrooms as well as built in cupboards
- \* Separate laundry with a walk in linen cupboard
- \* Separate cosy media room for the movie lovers
- \* Full bitumen driveway leading to the double lock up garage attached to the home, plus a separate carport with high clearance for your boat or caravan
- \* In addition, a rear 64m<sup>2</sup> colorbond powered shed with 2 roller doors (1 with higher clearance)
- \* Inground Magnesium pool 3.3mx7m with spa seat installed September 2022
- \* Generator point in the switchboard
- \* New ceiling fans, lights and indoor clothes line just installed
- \* Dual phase solar 36x370w panels 2x5kw inverters
- \* Bore water available to tap into for the garden
- \* Builders original floorplan with measurements available upon request

There's nothing to do but move in and enjoy the tropical sea change you've been waiting for!

Marketed exclusively by Tania @ Tropical Property : )

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