



25 Esplanade, Coonarr

## ABSOLUTE COASTAL POSITION —STEPS TO THE SAND, LIFESTYLE UNMATCHED

Perfectly positioned along the highly sought-after Esplanade in Coonarr, this property delivers what so many buyers dream of but rarely secure - direct proximity to the beach, uninterrupted coastal surroundings, and a lifestyle defined by the ocean.

Just steps from your front door, the sandy shoreline stretches for kilometres, offering morning walks, fishing, and peaceful seaside living away from the crowds. With no high-density development and surrounded by natural coastal vegetation, this location provides a rare sense of privacy and tranquility while still being within easy reach of Bundaberg.

Elevated to capture cooling sea breezes and glimpses of the coastline, the home is designed to maximise its incredible position. The expansive front deck becomes the ultimate vantage point - perfect for entertaining, relaxing, or simply soaking in the sound and feel of the ocean just moments away.

Inside, the home has been thoughtfully updated to complement its

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**FOR SALE**  
SUBMIT ALL OFFERS

**VIEW**  
By Appointment

**AGENTS**  
Dylan Macnamara  
0422 929 854  
dmacnamara@ljhookerbundaberg.com.au

**AGENCY**  
LJ Hooker Bundaberg  
(07) 4131 8000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

unbeatable location. The light-filled open-plan living and dining area flows seamlessly out to the deck, reinforcing that strong connection between indoor comfort and outdoor coastal living.

The refreshed kitchen features resurfaced cabinetry, new benchtops, and a replaced gas stove, while four well-sized bedrooms across two levels provide flexibility for families, guests, or holiday use. Upstairs boasts a newly renovated bathroom, with additional amenities downstairs for convenience.

Significant upgrades throughout the property ensure peace of mind, including a full electrical replacement, new lighting, fans, flooring, fresh paint, and improvements to both structure and presentation. The insulated roofing over the front deck enhances year-round enjoyment of the outdoor space - a key feature given the home's prime coastal positioning.

Set on a spacious block with a recently replaced retaining wall and serviced septic system, there is still ample opportunity to further enhance or simply enjoy the relaxed beachside setting as it is.

#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- " Car Accommodation: 2
- " Position: Esplanade frontage —moments to the beach
- Lifestyle: Coastal, private, and peaceful

#### KEY FEATURES:

- Premium Esplanade location with direct beach proximity
- Short walk to kilometres of unspoiled coastline
- Elevated home capturing sea breezes
- Large entertaining deck ideal for coastal living
- Extensive recent upgrades throughout
- Full electrical replacement (switchboard, wiring, fittings)
- New fans, lighting, power points & switches
- Renovated upstairs bathroom + new downstairs facilities
- Refreshed kitchen with new benchtop & gas stove
- New flooring (vinyl + carpet) and fresh paint throughout
- Insulated roofing over front deck
- Repainted front exterior
- Replaced retaining wall & serviced septic system

#### DISTANCE TO FACILITIES (APPROX):

- Beach access: Across the road
- Bundaberg CBD: 24 km
- Bundaberg Base Hospital: 27 km
- Bundaberg Airport: 26 km
- Kinkuna Beach Camping Area: 13 km
- Elliott Heads: 26km

This property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854 to arrange an inspection.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

## MORE DETAILS

Property ID	1UCEGTV
Property Type	House
Land Area	1016 m2
Including	Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Water Tank

**Dylan Macnamara 0422 929 854**

Sales Consultant | [dmacnamara@ljhookerbundaberg.com.au](mailto:dmacnamara@ljhookerbundaberg.com.au)

**LJ Hooker Bundaberg (07) 4131 8000**

10 Bourbong Street, BUNDABERG QLD 4670

[bundaberg.ljhooker.com.au](http://bundaberg.ljhooker.com.au) | [admin@ljhookerbundaberg.com.au](mailto:admin@ljhookerbundaberg.com.au)

