



46 Bryce Street, Moffat Beach

DUAL-LIVING BEACHSIDE OPPORTUNITY!

Positioned in one of Moffat Beach's most tightly held pockets, 46 Bryce Street presents an exceptional opportunity where location truly is everything. Less than 400 metres from the sand and surf, this beachside property offers the ultimate coastal lifestyle with cafes, local shops, schools, parks and the vibrant Moffat Beach precinct all within easy walking distance. Whether you're looking to renovate, invest, accommodate extended family or secure a prime piece of real estate in a highly sought-after location, the possibilities here are endless.

Set amongst lush tropical surrounds, the home features a versatile dual-living layout comprising a three-bedroom, one-bathroom residence seamlessly connected via a spacious shared deck to a separate two-bedroom, one-bathroom dwelling. Rich hardwood floors, ceiling fans throughout and an abundance of natural character provide the perfect foundation for a stunning transformation. With incredible upside potential, this is a rare chance to secure a substantial beachside holding and create something truly special in one of the Sunshine Coast's most desirable coastal communities.

Features we love:

5 2 1

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

LJ Hooker Beerwah
(07) 5492 1874

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Prime beachside position less than 400m from Moffat Beach
 Flexible dual-living configuration
 Main residence with 3 bedrooms and 1 bathroom
 Secondary dwelling with 2 bedrooms and 1 bathroom
 Connected by a generous shared entertaining deck
 Tropical setting with relaxed coastal ambience
 Beautiful hardwood flooring throughout
 Ceiling fans throughout both dwellings
 Ideal for extended family living or dual-income potential
 Outstanding scope to add value
 Walking distance to beaches, cafes, shops, schools and parks
 Highly sought-after Moffat Beach location
 Exceptional investment and lifestyle opportunity

Don't miss this rare opportunity to secure a blue-chip beachside property with endless potential. Contact us today to arrange your inspection and discover the possibilities that await at 46 Bryce Street, Moffat Beach.

Call Jack Cornford
 0484 241 803

- Disclaimer: Every effort has been made to ensure the accuracy of this information; however, LJ Hooker Beerwah accepts no responsibility for any errors or omissions. All interested parties are advised to conduct their own enquiries.*

MORE DETAILS

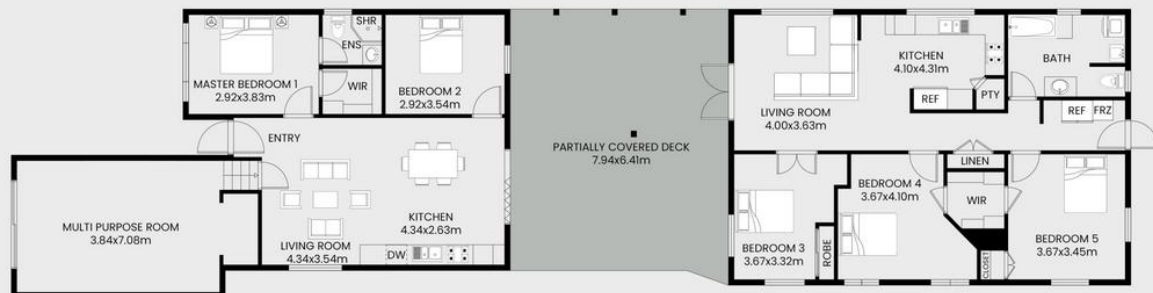
Property ID	6JJ29
Property Type	House
Land Area	405 m2

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This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floorplan.