







42 Orchid Drive, Moore Park Beach

RARE BEACHSIDE DUPLEX — DUAL INCOME OPPORTUNITY

Rarely offered and perfectly located, this low-set brick duplex is the kind of opportunity that doesn't come up often in Moore Park Beach. Set in a small, tightly held coastal community only minutes from Moore Park's picturesque 16km stretch of sandy beach, it offers two established income streams in a beachside location that continues to attract quality tenants and long-term demand.

Set on a 606m2 allotment, this solid brick duplex combines quality construction with easy-care, low-maintenance appeal. With no Body Corporate fees and a current return of $740 per week, the investment fundamentals make this one well worth a closer look.

Moore Park Beach offers relaxed coastal living with all the everyday essentials close by, with Bundaberg's CBD only a short 20-minute drive away, it's a location that keeps tenants happy and long-term demand strong.

UNIT 1:
- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1 (Carport)

4 2 2

FOR SALE
Offers Above $649,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Ceiling Fans: Yes
- Security Screens: Yes

UNIT 2:
- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1 (Carport)
- Ceiling Fans: Yes
- Security Screens: Yes

- MAINTENANCE FEATURES:
- Solid low-set brick construction
- 606m2 allotment
- No Body Corporate fees
- Established long term tenants in both residences
- Coastal location with strong, ongoing rental demand

OCCUPANCY:
- UNIT 1: Currently tenanted at $390 per week until December 2026
- UNIT 2: Currently tenanted at $350 per week on a periodic lease agreement

RENTAL APPRAISAL: $400 - $450 per week per unit
RATES: Approx. $1,600 per half year excluding water

DISTANCE TO FACILITIES (APPROX):
- Moore Park Beach: 900m
- Moore Park Beach Bowls Club: 350m
- Moore Park Beach Tavern & Shopping Centre: 2.2km
- Hinkler Central Shopping Centre: 23km
- Bundaberg Base Hospital: 22km
- Bundaberg CBD: 23km
- Bundaberg Airport: 26km

Opportunities to secure an entire brick duplex at Moore Park Beach are few and far between. Whether you are looking to grow your portfolio or step into a low-maintenance, dual-income investment by the coast, this property warrants your inspection. To arrange your private viewing, contact Exclusive Listing Agents Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides 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.

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MORE DETAILS

Property ID	1UVVGTV
Property Type	DuplexSemi-detached
Land Area	606 m2
Including	Outdoor Entertaining Built-in-Robes

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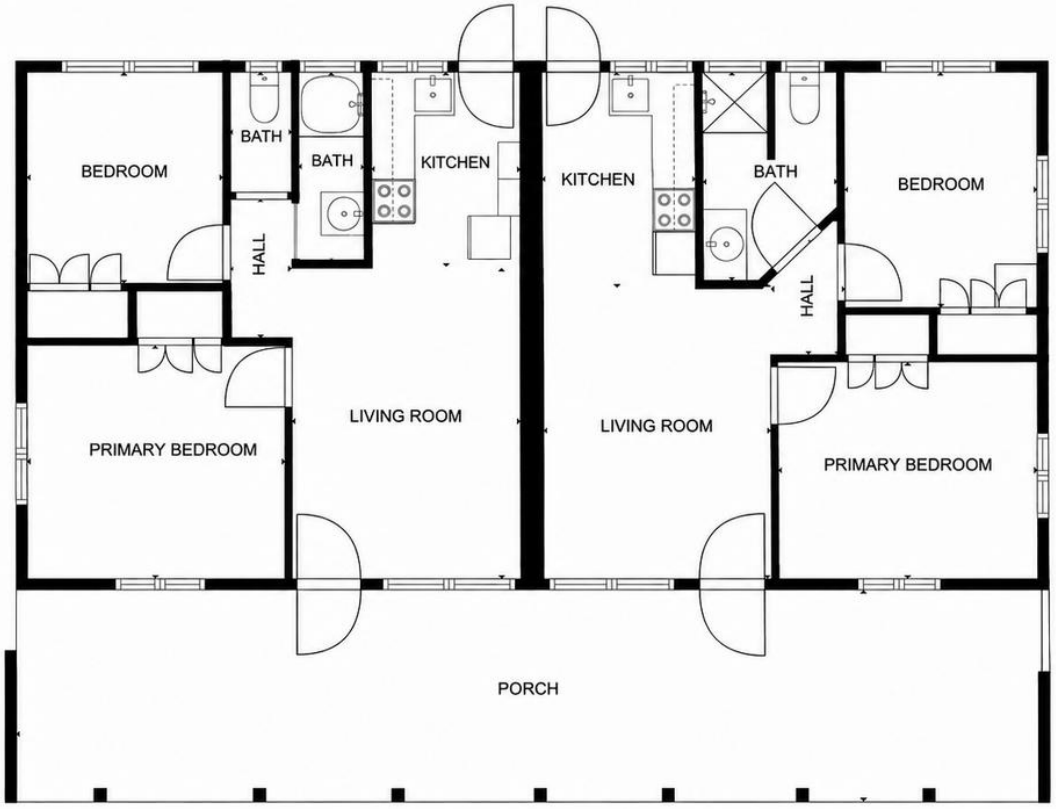




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FLOOR PLAN



Indicative layout only. Not to scale.

LJ Hooker BUNDABERG

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