



Imagative Outline Only



## Moore Park Beach, 1 Castle Court

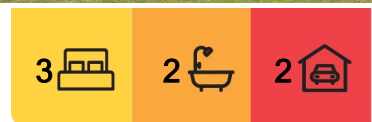
YOUR BEACHSIDE INVESTMENT STARTS HERE - SPACIOUS, STYLISH, AND FULL OF POTENTIAL

Just a short stroll from the pristine shores of Moore Park Beach and a convenient drive to local shops, schools, and cafes, this beautifully presented home offers the perfect blend of relaxed coastal living and modern convenience. Whether you're looking for a place to raise your family or a smart addition to your investment portfolio, 1 Castle Court ticks all the boxes.

As you arrive, you're greeted by a wide, concrete driveway leading to a spacious double carport-offering ample room for vehicles, boats, or trailers, with easy access for everyday living. This welcoming entrance sets the tone for the home's generous proportions and well-thought-out layout. Step inside to discover a light-filled, open-plan living area where comfort and functionality go hand in hand. Designed with modern living in mind, the lounge and dining spaces flow seamlessly together, creating a versatile environment perfect for hosting dinner parties or enjoying a quiet family movie night. Thanks to the centrally



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**For Sale**  
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located air conditioning unit and ceiling fan, the space remains cool and inviting all year round, with airflow that reaches every corner of the home.

Adjacent to the living area sits the stylish kitchen—a true standout feature. With bold navy accents and a coastal-inspired aesthetic, this kitchen combines beauty and practicality. It comes fully equipped with a long breakfast bar, dishwasher, electric cooktop, and oven, making mealtimes and entertaining a breeze. Just off the kitchen, the laundry room includes a built-in robe for extra storage and direct access to the alfresco area—ideal for multitasking or managing busy household routines.

The home's thoughtful layout continues with two generously sized bedrooms at one end, each featuring mirrored built-in robes and ceiling fans. The central bathroom, complete with a shower and vanity, provides a relaxing space to unwind, while the separate toilet adds convenience for both guests and family members. At the opposite end of the home, privacy is key in the master retreat. This spacious main bedroom offers air conditioning, a ceiling fan, a large walk-in robe, and a private ensuite—perfect for those who value their own sanctuary. It's a peaceful place to start and end your day in total comfort.

Step outside and you'll find the ideal alfresco space: a covered patio that's perfect for morning coffee, evening BBQs, or entertaining guests year-round. The expansive backyard wraps around to the front of the property, offering a blank canvas full of potential. Whether you envision a sparkling in-ground pool, a large shed, or a landscaped garden oasis, this outdoor space invites creativity and customization.

Whether you're searching for the perfect place to raise your family or a savvy investment in one of Queensland's most tranquil coastal pockets, 1 Castle Court offers more than just a house—it offers a lifestyle. From beachside walks in the morning to backyard BBQs under the stars, this property captures the essence of relaxed living with room to grow, entertain, and truly make it your own.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Car Accommodation: 2
- Land Size: 810m<sup>2</sup>
- Air Conditioning: Yes
- Ceiling Fans: Yes

#### KEY FEATURES:

- Prime location —short walk to Moore Park's stunning beach and a short drive to local shops, schools, and amenities
- Spacious double carport with wide concrete driveway
- Open-plan living and dining area with ceiling fan and air conditioning for year-round comfort
- Coastal-inspired kitchen featuring navy accents, long bench, dishwasher, electric cooktop, and oven
- Laundry room with built-in robe and direct access to the alfresco area and backyard
- Main bedroom with air conditioning, ceiling fan, walk-in robe, and ensuite
- Two additional bedrooms with mirrored built-in robes and ceiling fans
- Spacious main bathroom with separate toilet for added convenience



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- Covered alfresco area —perfect for relaxing or entertaining
- Expansive backyard with potential for a pool, large shed, or landscaped garden
- Ideal for families, first-home buyers, or investors

RATES: Approximately \$1200 per half year (plus water)

RENTAL APPRAISAL: Approximately \$550 - \$600 (per week)

OCCUPANCY: Currently Tenanted until February 2026

DISTANCE TO FACILITIES (approx.):

- Moore Park Beach: 1.7km
- Moore Park Beach IGA: 2.1km
- Moore Park Bowls Club: 0.5km
- Moore Park Beach Tavern: 2.3km
- Moore Park State School: 3.3km
- Bundaberg CBD: 21.9km
- Bundaberg Base Hospital: 21.8km

This property is a MUST to inspect - to inspect, please call Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or to register your exclusive and private inspection.

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.

## More About this Property

<b>Property ID</b>	1TMNGTV
<b>Property Type</b>	House
<b>Land Area</b>	810 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Built-in-Robes Fully Fenced

**Jonathon Olsen 0409 534 533**

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