



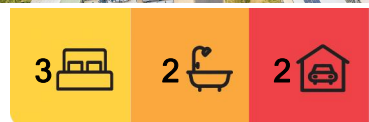
## Moore Park Beach, 1 Cycad Court

COASTAL LIVING AT ITS FINEST - SPACIOUS FAMILY HOME, JUST STEPS FROM THE BEACH

Welcome to 1 Cycad Court, Moore Park Beach —a home that blends modern living with comfort, just a short walk from the beach and the soon-to-be-upgraded Surf Club. This property is ideal for small families looking for a relaxed beachside lifestyle or investors seeking a fantastic opportunity in a growing area. With the beach and local amenities nearby, it offers both convenience and potential for capital growth.

As you step onto this beautiful property, you're greeted by a spacious driveway, offering plenty of room for additional parking. This leads to a two-car garage, with ample space to store belongings or create additional storage solutions.

Inside, you'll find three generously sized, carpeted bedrooms designed for relaxation and comfort. The main bedroom features a private ensuite, perfect for parents seeking their own retreat or added privacy. The fourth bedroom presents versatile options —it can easily



**For Sale**  
Offers Above \$615,000

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**(07) 4131 8000**

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be transformed into an office, providing a quiet space for remote work, or a dedicated activities room for children, offering a space for play or study.

The heart of the home is the spacious kitchen, ideally positioned across from the living area. This open-plan design is perfect for hosting family and friends, allowing you to stay connected with your guests while preparing meals. The seamless flow between the kitchen, dining, and living areas creates an inviting atmosphere for both entertaining and daily family life. Plus, the space is complemented by ceiling fans and air conditioning, ensuring comfort throughout the year.

The property is fully fenced, providing a secure and safe environment for young children and pets to play freely without worry. This added privacy and security is ideal for families who value peace of mind.

This home is a perfect blend of comfort, convenience, and potential-whether you're looking for your dream home or an investment in a growing community.

Moore Park Beach is a welcoming, close-knit community nestled along one of the region's most beautiful 16-kilometre beaches. Located just 21 kilometres from Bundaberg, the drive through cane fields and macadamia plantations offers a scenic route to this coastal haven. Traditionally a holiday and fishing retreat, Moore Park Beach has seen growing interest from both interstate and overseas buyers seeking a relaxed, beachside lifestyle. With its stunning weather and a range of activities including strolling, fishing, swimming, sea turtle spotting, 4WD driving, and picnicking, this location offers the perfect blend of natural beauty and modern living.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Office: Yes
- Car Accommodation: 2
- Land Size: 805m<sup>2</sup>
- Fully Fenced: Yes

#### DISTANCE TO FACILITIES (APPROX):

- IGA Moore Park Beach: 3.1km
- Bundaberg North State High School: 20.7km
- Bundaberg North State School: 20.7km



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- Bundaberg CBD: 31.2km

- Hinkler Central Shopping: 24.0km

- Bundaberg Base Hospital: 22.9km

RATES: Approx \$1350 Per Half Year (Including Water)

RENTAL APPRAISAL: \$550 -\$580 Per week

This exceptional property won't last long on the market-seize the opportunity to make 1 Cycad Court your new address. Contact us today to arrange a viewing and secure this home! So don't miss your chance. Contact Marketing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0412 103 410.

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>	1T5AGTV
<b>Property Type</b>	House
<b>Land Area</b>	805 m2

### Jonathon Olsen 0409 534 533

Principal, Licenced & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

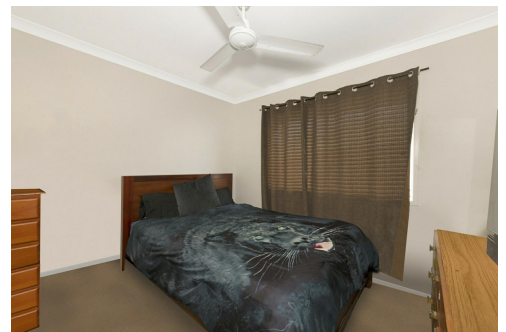
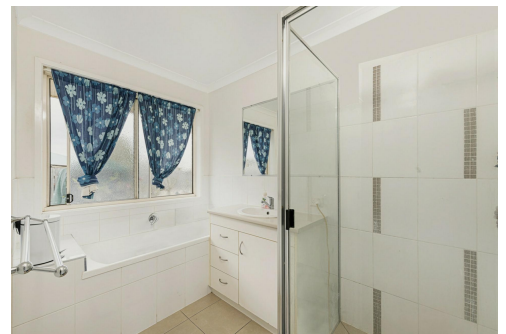
### Jennifer Candy 0412 103 410

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