



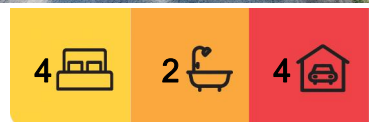
## Moore Park Beach, 10 Regency Road

YOUR FOREVER HOME BY THE SEA STARTS HERE

Nestled in the peaceful and picturesque community of Moore Park Beach, 10 Regency Road is more than just a home —it's a lifestyle opportunity. A beautiful blend of modern design and laid-back coastal living, this property offers a sanctuary where space, comfort, and family connection come together in perfect harmony.

Positioned behind secure dual gates and fully fenced for peace of mind, the home provides both privacy and practicality. A long driveway welcomes you onto the property, offering ample space for multiple vehicles. At the rear, you'll find a versatile 6x9m Ranbuild shed with dual roller doors at the front, a third at the rear for convenient drive-through access, and a side entry door. Whether it becomes a workshop, a home gym, a storage haven, or a retreat for weekend hobbies, the shed is as functional as it is impressive.

The surrounding yard stretches generously around the home, offering plenty of room to move, grow, and create. There's scope to add a second shed, install that dream in-ground



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swimming pool, or craft an outdoor oasis tailored to your family's lifestyle. Imagine summer afternoons with the kids splashing in the pool, while adults gather under the alfresco with cold drinks in hand and the footy playing in the background. With three separate outdoor sitting areas, this property was built for entertaining and easy living.

Step inside and you'll immediately feel the welcoming atmosphere of the home's open-plan design. The kitchen is both stylish and functional, featuring an island bench, Esatto dishwasher, electric oven, and a gas cooktop (soon to be replaced). Tucked just off the kitchen is the laundry, thoughtfully designed with built-in tubs and shelf space. The adjoining dining and main living area is air-conditioned, with sliding glass doors opening directly to the covered outdoor entertaining space —creating a seamless indoor-outdoor flow that's ideal for relaxed family life.

Beyond the main living area, an additional lounge and a flexible space perfect for a study nook or reading corner provide options for families who need room to spread out. Whether mum's winding down with a movie or dad's glued to the game, there's enough space to enjoy different activities without compromise. The secondary living area even opens to one of the three outdoor entertaining zones, making it easy to keep an eye on the kids while still enjoying your own downtime.

Accommodation is well-considered, with four generously sized bedrooms, each equipped with built-in wardrobes and ceiling fans. The master suite stands out as a true retreat, boasting a spacious walk-in wardrobe with built-in shelving, a private ensuite, and direct sliding door access to the outdoor entertaining area. Picture starting your day with a coffee on the patio, feeling the morning breeze roll in from the coast.

The central bathroom includes a basin, shower, and toilet, conveniently located to service the remaining bedrooms and living areas. Every corner of the home has been designed with comfort, functionality, and family connection in mind.

Offering the lifestyle families dream of, this home has it all —a shed for dad to transform, stylish indoor spaces mum will adore, a yard full of adventure for the kids, and multiple living zones to suit every routine and occasion. Located just a short walk from the beach in one of Moore Park's most desirable streets, 10 Regency Road isn't just a home —it's where your next chapter begins.

#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 4
- Land Size: 1,428 m<sup>2</sup>
- Outdoor Entertaining Areas: 3
- Air conditioning: Yes
- Ceiling Fans: Yes

#### KEY FEATURES:

- Located in quiet and coastal Moore Park Beach
- 6.6 kilowatt solar panels - 18 panels
- 4,500 litre water tank - pump for garden use only
- NBN Fibre to the premises



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- Secure dual gate access with full property fencing
- Long driveway with ample parking space
- 6x9m Ranbuild shed with dual front roller doors, rear roller door, and side access
- Spacious yard with potential for second shed or in-ground pool
- Three outdoor entertaining areas
- Open-plan kitchen, dining, and living area
- Kitchen with island bench, Esatto dishwasher, gas cooktop (to be replaced), and electric oven
- Hidden laundry with built-in tubs and shelving
- Air-conditioned main living space
- New ceiling fans installed throughout
- Multiple living areas, including an additional lounge and study nook
- Four generous bedrooms with built-in robes and ceiling fans
- Master suite with ensuite, walk-in robe with built-in shelving, and direct outdoor access
- Main bathroom with basin, shower, and toilet
- Seamless indoor-outdoor flow for entertaining and family life
- Walking distance to Moore Park Beach

RATES: Approximately \$1380 per half year (excluding water)

RENTAL APPRAISAL: Approximately \$700 - \$720 (per week)

**DISTANCE TO FACILITIES (approx):**

- Moore Park Beach: 1.7km
- Moore Park Beach IGA: 4.2km
- Moore Park Beach Tavern: 4.1km
- Bundaberg North State High School: 22.1km
- Bundaberg North State School: 21.8km
- Bundaberg CBD: 24.7km
- Bundaberg Base Hospital: 24.2km

This property is a MUST to inspect - to inspect, please call Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 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.



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## More About this Property

<b>Property ID</b>	1TP7GTV
<b>Property Type</b>	House
<b>Land Area</b>	1428 m2
<b>Including</b>	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Water Tank

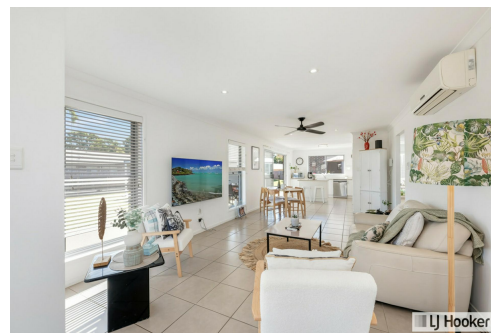
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