



134 Sylvan Drive, Moore Park Beach

COASTAL LUXURY, SPACE & VERSATILITY —A COMPLETE FAMILY HAVEN

Discover the ultimate in coastal luxury with this stunning 4-bedroom oceanfront residence, complete with a separate self-contained 1-bedroom granny flat. Set on a sprawling 2,233m² block, this property combines modern elegance, practical functionality, and breathtaking ocean views —the perfect sanctuary for relaxed, sophisticated living.

Upper Level:

Open plan living, dining, and kitchen with kitchen island, stone benchtops, quality appliances, and a butler's pantry.
Innovative lazy butler system for easy grocery transport from the lower level.
High raked ceilings and expansive windows, offering glorious ocean views from most rooms.
Spacious master suite with walk-through robes and luxurious ensuite.
Separate guest powder room and a dedicated office.
Large undercover deck perfect for entertaining or enjoying the coastal breeze.

Lower Level:

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.

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FOR SALE
\$1,799,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

 **LJ Hooker**

Three additional bedrooms and a secondary living room with kitchenette.
Luxurious main bathroom, separate toilet, and fully equipped laundry.
Direct access to undercover outdoor entertaining areas and a sparkling concrete swimming pool.

Granny Flat:

Open plan living, dining, and kitchen area.

- bedroom with combined laundry/bathroom and a built-in office nook.

Large undercover entertaining area, perfect for guests or extended family.

AT A GLANCE:

- 4 Bedrooms + 1 Bedroom Granny Flat
- 3 Bathrooms + 1 Powder Room
- Open plan living & dining areas with ocean views
- Kitchen with stone benchtops, island, butler's pantry, and lazy butler system
- Master suite with walk-through robe & luxurious ensuite
- Secondary living room with kitchenette
- Multiple undercover entertaining areas
- In-ground concrete swimming pool
- Attached garage + 2-bay shed + 2-bay carport
- Fully fenced, automated front gates, landscaped gardens & veggie patch
- Solar system & water tank
- Complete Privacy

KEY FEATURES:

- Spacious, light-filled open plan living
- Modern kitchen with island bench and quality appliances
- Master suite with ensuite and built-in storage
- Ceiling fans throughout
- Private alfresco area overlooking the pool
- Exceptional garage and storage options
- Located in a quiet, family-friendly coastal neighbourhood

DISTANCE TO FACILITIES (APPROX):

- Moore Park Beach (Patrolled): 1.5km
- Moore Park Beach Shopping Centre: 1.8km
- Moore Park Beach State School: 2.2km
- Bundaberg CBD: 19.0km
- Bundaberg Base Hospital: 21.0km
- Bundaberg Airport: 22.0km

RATES: Approximately \$3050 Per Half Year not including water

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533 and Jennifer Candy on 0412 103 410.

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

Property ID	1U4MGTV
Property Type	House
Land Area	2233 m2
Including	Air Conditioning
	Pool
	Dishwasher
	Built-in-Robes

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

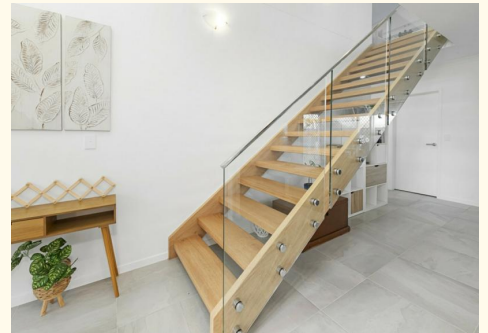
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Floor Plan of 134 Sylvan Dr, Moore Park Beach.



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.