



## Moore Park Beach, 139 Sylvan Drive

### ONE ACRE OF SERENITY STEPS FROM THE SEA

Discover a home where every day feels like a holiday. Nestled near the tranquil shores of Moore Park Beach, this stunning property offers the perfect balance of relaxation, lifestyle, and functionality —ideal for families seeking their own private paradise.

From the moment you arrive, you're welcomed by an expansive driveway leading to a generous two-car lock-up shed —perfect for extra storage or a workshop. Step through the secure front gate into a cosy, sun-kissed seating area where you can enjoy your morning coffee whilst listening to the ocean waves and experiencing the cool breezes.

Inside, you'll be greeted by an airy open-plan layout that effortlessly blends comfort and connection. The living, dining, and kitchen areas flow beautifully together, while still offering their own distinct spaces. The spacious lounge features air conditioning and ceiling fans, providing year-round comfort, while natural light fills the home thanks to its thoughtful design.



**Disclaimer:** 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.



**For Sale**  
Offers Over \$899,000

**View**  
By Appointment

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**LJ Hooker Bundaberg**  
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Centrally located, the dining area is the heart of the home —ideal for family dinners, casual breakfasts, or catching the game while whipping up your favourite meal. The kitchen is a true standout, with a large wrap-around bench, sleek black pendant lighting, and elegant grey patterned tiles that add a modern yet welcoming touch. Complete with a dishwasher, oven, and electric cooktop, preparing meals is not just easy —it's enjoyable.

Down the hall, discover the quiet sanctuary of the home's sleeping quarters. Each of the three bedrooms features ceiling fans for maximum comfort. The master suite offers the added luxuries of air conditioning, a walk-in wardrobe, and ample space to unwind.

The bathroom, conveniently located for all bedrooms, exudes spa-like serenity, with stunning tiling, a luxurious bathtub, a walk-in shower, and a separate toilet. An additional guest toilet is located in the laundry —a well-appointed space with built-in storage, bench space, and direct access to the backyard.

Step outside through secure, auto latching sliding doors into the undercover alfresco area —the perfect place to entertain, relax, or enjoy a quiet moment at sunset. Adjacent lies your very own inground magnesium pool —a haven for hot summer days and weekend gatherings. Just imagine hosting a lively BBQ with friends while the kids splash in the pool or unwinding in the evening with a glass of wine under the stars, cooled by the gentle ocean breeze.

The backyard is both spacious and versatile, offering endless possibilities —from creating a garden oasis to adding a play area for kids. At the rear, an additional lock-up shed provides even more storage space or a potential hobby area, perfect for weekend projects or extra gear.

This home truly has it all: location, lifestyle, and limitless potential. Whether you're a growing family, beach lover, or entertainer at heart, this property offers the perfect setting to create lasting memories. With the beach just moments away and everything you need at your fingertips, this is more than just a home —it's your forever escape.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 2
- Land Size: 4000m<sup>2</sup>
- Swimming Pool: Yes - Magnesium
- Air conditioning: Yes (living & main bedroom)
- Ceiling Fans: Yes (living & all bedrooms)
- Solar: Yes (6.5kw solar system)

#### KEY FEATURES:

- Located just moments from Moore Park Beach —wake up to the sound of ocean waves
- Spacious and modern 3-bedroom family home with open-plan layout
- Mitsubishi air conditioning & ceiling fans throughout for year-round comfort
- Stylish kitchen with wrap-around bench, black pendant lighting, dishwasher, oven & electric cooktop
- Master bedroom with walk-in wardrobe, A/C & ceiling fan



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- Modern bathroom with shower, bathtub & elegant grey tiling
- Second toilet in laundry for added convenience
- Functional laundry with bench space, storage & direct backyard access
- Expansive driveway + large 2-car lock-up shed
- Gated front patio —perfect for morning coffee & pet safety
- Automatic sliding security doors leading to outdoor living
- Undercover alfresco area —ideal for relaxing or entertaining
- Inground magnesium pool —perfect for wellness & summer fun
- Generous backyard with room to customise (garden, kids' area, or more)
- Additional rear lock-up shed —perfect for extra storage or a workshop
- Solar Panels (6.5kw solar system)



RATES: Approximately \$1600 per half year (excluding water)

DISTANCE TO FACILITIES (approx):

- Moore Park Beach: 250m
- Moore Park Beach IGA: 4.9km
- Bundaberg North State High School: 22.7km
- Bundaberg North State School: 22.5km
- Bundaberg CBD: 25.5km
- Bundaberg Base Hospital: 24.7km

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

Property ID	1TJ9GTV
Property Type	House
Land Area	4000 m2
Including	Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Fully Fenced

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## Floor Plan of 139 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.