



Indicative Outline Only



Moore Park Beach, 14 Egret Lane, HALF ACRE COASTAL PARADISE WITH POOL & LARGE SHED AWAITS

Set on a magnificent 2,512m² block, 14 Egret Lane is a property that truly has it all. Located just minutes from the beach in a tranquil, family-friendly neighborhood, this stunning 3-bedroom, 2-bathroom home offers an idyllic lifestyle of comfort, convenience, and privacy. Whether you're looking for a spacious family haven or a rewarding investment opportunity, this is a home you don't want to miss.

From the moment you arrive, the property's sense of space and privacy will captivate you as the long, winding driveway leads to the rear of the property, providing easy access and ample parking. Beautifully landscaped gardens surround the home, creating an inviting environment and enhancing the sense of serenity. Step inside and be greeted by a thoughtfully designed layout where modern style meets everyday convenience. The open plan living, dining, and kitchen areas flow effortlessly - whether you're hosting friends or enjoying a quiet evening at home, this open-plan design makes it easy to feel at home and

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For Sale
SUBMIT ALL OFFERS

View
ljhooker.com.au/1T8WGTV

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connected in every room.

The kitchen is a true standout, featuring ample bench space, plenty of storage, and high-quality appliances, including a dishwasher and electric stove. It's a chef's dream, offering everything you need to prepare family meals or impress guests with your culinary creations. Each of the three generously sized bedrooms is equipped with both air conditioning and ceiling fans, ensuring year-round comfort. The master suite is a peaceful retreat offering a private ensuite, and a walk-in wardrobe-creating a sanctuary for relaxation after a busy day. Both bathrooms are well-appointed with all the necessities, ensuring ease of use and functionality for the entire family.

Step outside, and the property continues to impress with its expansive alfresco area, featuring a built-in bar that will make entertaining a breeze. Whether you're hosting a summer BBQ or enjoying a quiet evening in, this space is perfect for year-round enjoyment. Picture yourself unwinding with a cold drink, surrounded by friends and family, in this private outdoor oasis. It's the ideal space to relax, entertain, and make lasting memories. At the rear of the property, a large two-car shed offers plenty of storage space for vehicles, or seasonal items. Adjacent to the shed, an additional carport provides further parking space, making it ideal for families with multiple vehicles or those with a boat or caravan. But the ultimate feature of this property is the stunning inground swimming pool. Imagine taking a refreshing dip after a long day or enjoying leisurely weekends with family and friends.

With its exceptional design, generous land size, and outstanding outdoor features, 14 Egret Lane is not just a house; it's a home that offers an exceptional lifestyle. Whether you're seeking a peaceful retreat for your family or a property with incredible potential as an investment, this home ticks all the boxes.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Car Accommodation: 3 (Shed + Carport)
- Air Conditioning: Yes
- Swimming Pool: Yes
- Land Size: 2512m²
- 2 Street Access

KEY FEATURES:

- Spacious 2,512m² block with beautifully landscaped gardens and ample privacy
- 3 Bedrooms, 2 Bathrooms with air conditioning and ceiling fans throughout
- Master suite with ensuite and walk-in wardrobe for added comfort
- Open-plan living, dining, and kitchen perfect for family gatherings and relaxation
- Gourmet kitchen with large island bench, ample storage, dishwasher, and electric stove
- Expansive alfresco area with built-in bar, ideal for entertaining or relaxing
- Inground swimming pool for year-round enjoyment and relaxation
- Large 2-car shed with additional storage space and separate carport for extra parking
- Long winding driveway providing privacy, easy access, and ample parking
- Minutes from the beach in a peaceful and a family-friendly neighborhood

DISTANCE TO FACILITIES:



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- Moore Park Beach: 1.6km
- Moore Park Beach State School: 3.1km
- IGA Moore Park Beach: 1.1km
- Moore Park Beach Tavern: 0.9km
- Bundaberg CBD: 21.3km
- Bundaberg Base Hospital: 20.9km

RATES: Approx. \$1300 (including water)

To make this dream your reality, contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0412 103 410.

Moore Park Beach - at a glance?clean, safe, affordable and under priced by coastal standards...what more could you want?? Price and position - everyone's criteria - we have both!

Moore Park Beach An intimate but welcoming and friendly community idyllically situated along one of the regions best beaches at 16 kilometres long. A scenic 21 kilometre drive from Bundaberg through carefree natural dunes and small cops Moore Park Beach emerges from the natural vegetation as you near the coast. The original township traditionally offered a cool holiday and fishing retreat to the people living in the outlying areas but recent subdivisions have been attracting interest from overseas and interstate people looking at opportunities for the increasingly popular lifestyle changes that are the motivation of the new century's property buyers. Ssee how beautiful our weather is and you'll find the beach beyond compare. Imagine strolling, fishing, swimming, sea turtle spotting, relaxing, 4WD Driving, picnicking and anything to do with beach side lifestyle.

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 to determine whether this information is in fact accurate.

More About this Property

Property ID	1T8WGTV
Property Type	House
Land Area	2512 m2
Including	Ensuite Toilets (2) Pool

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