






17 Pacific Boulevard, Moore Park Beach

BEACHSIDE CORNER BLOCK HAVEN IN DESIRABLE COASTAL COMMUNITY

Perfectly positioned on sought-after Pacific Boulevard, this solid brick home places you directly opposite the golden sands of Moore Park Beach. Whether you're looking for a smart investment, a retirement escape, or a holiday home where family and friends can gather, this property combines comfort, practicality, and a beachside location that is hard to beat.

Step inside this character filled home from the large front verandah, where you can relax and enjoy the ocean breeze. To the left, you'll find a welcoming sitting area that flows into the spacious master bedroom, creating a peaceful and private retreat.

The central hub is the open-plan living and dining space, designed for easy everyday living and casual entertaining. The adjoining kitchen is positioned to overlook the rear outdoor area, making it easy to stay connected while preparing meals or hosting gatherings. Flowing seamlessly out to the back entertaining space, the layout encourages a relaxed coastal lifestyle both indoors and outdoors.

2  2  2 

FOR SALE
Offers Above \$685,000

AGENTS
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

Jennifer Candy
0412 103 410
jcandy@ljhookerbundaberg.com.au

AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

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.

 **LJ Hooker**

The home features 2 comfortable bedrooms and 2 bathrooms, with the second bathroom, including shower and toilet, conveniently located within the double garage. This setup is perfect for washing off after a swim or surf before heading indoors. Additional features include ceiling fans throughout, security screens, and full fencing for peace of mind.

Currently tenanted, the property provides a ready-made investment with rental income from day one. For those looking to move in, it offers a lifestyle that few locations can match, walk across the road and you're straight onto the sand.

Moore Park Beach is a highly desirable coastal community, known for its endless stretches of beach, relaxed village feel, and easy access to Bundaberg just 20 minutes away. Living here means having the ocean on your doorstep while still being close to schools, shops, and all everyday amenities.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 2
- Car Accommodation: 2
- Land Size: 645m²
- Corner Block with Dual Access
- Ceiling Fans: Yes

RATES: Approximately \$2240 per half year (excluding water)

RENTAL APPRAISAL: Approximately \$500.00 - \$550.00 per week

OCCUPANCY: Currently Tenanted at \$385 Per Week until 15/10/25

DISTANCE TO FACILITIES (approx):

- Walking Distance to Beach
- Moore Park Beach Playground: 500m
- Moore Park Beach Bowls Club: 600m
- IGA Moore Park Beach: 2.5km
- Moore Park Beach State School: 2.4km
- Moore Park Beach Tavern: 2.6km
- Bundaberg North State High School: 20km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy 0412 103 410.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor 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 to determine whether this information is in fact accurate.

MORE DETAILS

Property ID 1TUTGTV
Property Type House
Land Area 645 m2
Including Toilets (2)
Floorboards
Fully Fenced

Jonathon Olsen 0409 534 533

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

Jennifer Candy 0412 103 410

Sales Consultant | jcandy@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

