



Moore Park Beach, 17 Poinciana Court

A COASTAL GEM WITH ENDLESS POTENTIAL

Nestled in the peaceful coastal enclave of Moore Park Beach, 17 Poinciana Court offers the perfect harmony of modern convenience and serene seaside living. Whether you're searching for your forever family home or a standout investment opportunity, this beautifully appointed residence ticks every box.

From the moment you arrive, you're welcomed by a long, private driveway that leads to a secure single-car garage, with ample space for additional vehicles-ideal for growing families or hosting guests. Framed by a tall Colourbond fence, the home offers a sense of security and privacy that's perfect for children and pets to play safely, or simply for enjoying your own private retreat.

Step inside to discover a flowing open-plan layout where natural light fills every corner. The spacious living, dining, and kitchen zones have been cleverly designed to connect seamlessly while maintaining their own unique character-perfect for entertaining, relaxing,



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3

2

2

For Sale
Offers Over \$675,000

View
By Appointment

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or keeping the family connected. The kitchen is a true culinary haven, complete with an electric stovetop, oven, dishwasher, and ample storage via both cupboards and drawers. A large island bench sits at the heart of the space-perfect for prepping meals, casual dining, or gathering with loved ones.

Each of the home's three bedrooms is fitted with ceiling fans and air conditioning, ensuring year-round comfort. The main bedroom offers a true retreat, featuring a generous walk-in wardrobe and a stylish ensuite with dual vanities-adding both luxury and functionality. Centrally located for ease of access, the main bathroom is well-appointed with a spacious shower, toilet, and vanity, offering convenience for the whole household. The laundry boasts extensive bench space and cabinetry, making everyday chores a breeze, with direct access to the alfresco area through a secure screen door.

And speaking of alfresco-this outdoor entertaining area is an absolute highlight. Whether you're hosting a BBQ, celebrating special occasions, or simply enjoying a peaceful evening under the stars, it's the perfect space to unwind or entertain. Imagine sliding open the doors from the living room, letting the breeze flow through as the laughter of friends and family fills the air. Beyond the alfresco, a spacious backyard beckons. Surrounded by lush greenery, it offers both privacy and potential-with plenty of room to extend, add a pool, or simply enjoy as your own peaceful garden sanctuary.

17 Poinciana Court is more than just a house-it's a lifestyle. With its combination of thoughtful design, coastal charm, and modern features, it presents an incredible opportunity for families to grow, relax, and make memories, or for savvy investors to secure a quality property in a sought-after location.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Car Accommodation: 2
- Land Size: 653m²
- Air conditioning: Yes
- Ceiling Fans: Yes

KEY FEATURES:

- Located in the peaceful coastal community of Moore Park Beach
- Long driveway with ample off-street parking and a single-car garage
- Open-plan living, dining, and kitchen layout designed for functionality and flow
- Modern kitchen with island bench, electric stovetop, oven, dishwasher, and generous storage space
- Air conditioning and ceiling fans throughout all rooms for year-round comfort
- Master bedroom with walk-in wardrobe and ensuite featuring dual vanity
- Main bathroom with large shower, toilet, and vanity
- Functional laundry with generous bench and cupboard space plus direct outdoor access
- Covered alfresco area ideal for entertaining or relaxing
- Spacious, private backyard with lush greenery and room to expand or landscape
- Secure and family-friendly environment
- Excellent opportunity for both homeowners and investors

RATES: Approximately \$1200 per half year (excluding water)



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RENTAL APPRAISAL: Approximately \$550.00 - \$600.00 per week

OCCUPANCY: Currently Tenanted until 24/08/2025

DISTANCE TO FACILITIES (approx):

- Moore Park Beach: 0.8km

- Moore Park Beach IGA: 2.5km

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	1TJWGTV
Property Type	House
Land Area	653 m ²
Including	Air Conditioning Deck Dishwasher

Jonathon Olsen 0409 534 533

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