



Moore Park Beach, 18 Sylvan Drive, MASSIVE BEACHSIDE HOME - YOUR 1 ACRE COASTAL BLISS AWAITS

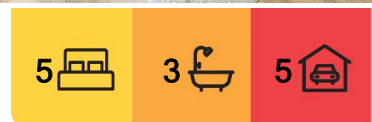
Welcome to 18 Sylvan Drive, Moore Park Beach —a stunning two-story home nestled on a spacious 4,516m² block of land, just a short stroll from the beach. This is the perfect property to raise a family in, offering space, comfort, and the serenity of coastal living. As you arrive, the long driveway guides you through a lush front yard, with plenty of potential. The property also features a large three-bay shed-ideal for parking vehicles or transforming into a workshop, private gym, or additional storage space. A two-car garage connected to the home ensures convenience for family members.

DOWNSTAIRS:

The entrance to the house features a grand welcoming door that opens into a bright and open living space. On the lower level, you'll find two generously sized bedrooms, ideal for guests or multi-generational living. The open-plan living area seamlessly flows into the kitchenette and out to an alfresco dining area, perfect for hosting family gatherings or



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For Sale
Please Call

View
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enjoying quiet evenings with the sound of the waves in the background. The additional kitchenette downstairs adds a level of convenience for independent living or entertaining, ensuring comfort for everyone in the household.

UPSTAIRS:

Upstairs, a pristine wooden staircase leads to the main living, dining, and kitchen areas. With breathtaking views of the backyard and ocean, this open-concept space captures refreshing sea breezes and is designed for seamless living. Whether you're cooking in the spacious kitchen, watching a movie with loved ones, or dining on the expansive covered deck, this home has been crafted with family living in mind. The deck offers stunning ocean views, providing the perfect spot to unwind with a morning coffee while listening to the waves. The sleek kitchen features a chic white backdrop, complemented by black accents, and is equipped with high-end gas cooktops both upstairs and downstairs for your cooking convenience. A walk-in pantry provides ample storage space, making meal prep a breeze. Along the second floor, you'll also find two additional, spacious bedrooms, as well as the main bathroom. The main bedroom is a true retreat, complete with air conditioning and a luxurious ensuite. The ensuite features a striking black accent wall, a freestanding bath, a spacious shower with dual shower heads, and his-and-hers sinks with plenty of bench space. A private, enclosed toilet adds extra convenience.

Both levels of the home boast three-meter-high ceilings, large windows, and ceiling fans throughout, creating an open, airy feel that enhances the natural flow of the space. Outside, the property is equipped with 8.5kW solar panels and two large water tanks, ensuring energy efficiency and sustainability for everyday living.

This home offers everything a growing family needs-spacious rooms, multiple living areas, a fantastic outdoor space, and convenient access to the beach. It also presents an excellent investment opportunity in a highly desirable coastal location. Don't miss your chance to make 18 Sylvan Drive your new home and enjoy the perfect blend of comfort, style, and coastal living.

AT A GLANCE:

- Bedrooms: 5
- Bathrooms: 3
- Kitchen: 2 (1 Upstairs & 1 Downstairs)
- Car Accommodation: 5
- Land Size: 4,516m²
- Air conditioning: Yes
- Ceiling Fans: Yes

KEY FEATURES:

- Only a Walk from Moore Park Beach
- Colourbond Roof
- Suit Dual Occupancy
- Alfresco Dining Area & Upstairs Balcony with Ocean Views
- Black Accents & Three-Meter-High Ceilings Throughout
- Three Bay Shed with Three Phase Power to House
- Additional Two Car Garage Attached to House
- Large Backyard & Front yard
- Multiple Fruit Trees, Vegetable Gardens & Lush Green Lawns



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- Two Large Water Tanks
- 8.5 Kilowatt Solar Panels

RATES: Approx \$2700 per half year (excluding water)

DISTANCE TO FACILITIES (approx):

- Moore Park Beach: 1.8km
- Moore Park Beach IGA: 3.1km
- Bundaberg North State High School: 20.7km
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- Bundaberg CBD: 23.1km
- Bundaberg Base Hospital: 22.9km

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	1T9TGTV
Property Type	House
House Size	513.6 m2
Land Area	4516 m2
Including	Ensuite Air Conditioning Balcony Deck Dishwasher

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Floor Plan of 18 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.