



Indicative Outline Only



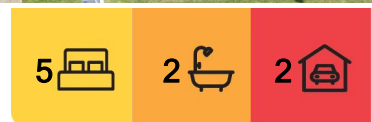
Moore Park Beach, 19 Club Avenue, COASTAL LIVING WITH DUAL OCCUPANCY POTENTIAL - JUST A WALK AWAY FROM THE BEACH

Welcome to 19 Club Avenue, an exceptional coastal retreat offering the perfect balance of convenience, tranquility, and family-friendly living. Ideally positioned in a highly sought-after location, this stunning property sits across from a serene park and is just a leisurely stroll away from the beach —providing your family with the ultimate in coastal living. Whether you're taking a family walk along the shore or enjoying the nearby clubs and local amenities, this home offers a lifestyle of relaxation and connection.

Upon entering, you'll be greeted by a spacious driveway leading to a large two-car shed, providing ample parking and storage space. The thoughtfully designed layout includes cozy seating areas both on the lower and upper levels. Inside, the home has been designed for both comfort and style. The open-plan living area seamlessly flows into the dining and kitchen spaces, creating a welcoming environment ideal for family gatherings and entertaining.



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
Please Call

View
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A cleverly positioned cutout between the kitchen and living room ensures you can stay connected with both the living area and TV, while maintaining a sense of openness throughout the space. The main living area is also equipped with air conditioning, providing year-round comfort for the entire family. Large windows throughout the home fill the space with natural light, offering stunning views of the surrounding park and bringing the outdoors in. The kitchen, featuring a striking blue accent wall, captures the essence of coastal living with its wraparound bench, electric stove, oven, and dishwasher, providing everything needed for effortless cooking and entertaining. Upstairs, you'll find two generously sized bedrooms, each equipped with air conditioning for year-round comfort. The well-appointed main bathroom is conveniently located nearby, making daily routines easy and accessible.

The downstairs level offers even more versatile space, ideal for a growing family. Two additional spacious bedrooms with air conditioning provide comfortable living for family members or guests, while a separate room offers the perfect space for a home office, study, or creative area. The lower level also features a functional laundry area, plus a separate section with a bench and sink, perfect for a kitchenette setup—whether for hosting gatherings or creating a home bar or food prep area to suit your lifestyle. Step outside to discover a generous patio and covered alfresco area, leading to a charming Bali hut, perfect for family gatherings. Imagine relaxing with loved ones while enjoying drinks, platters, and the ambiance of the spa, all within your private outdoor retreat.

This home offers an unparalleled combination of spacious living, thoughtful design, and a location that is truly second to none. Just moments from the beach, 19 Club Avenue provides the perfect opportunity to raise your family in a tranquil, yet vibrant, coastal environment. With everything you need at your doorstep, from the beach to local amenities, this property is the ideal family home—offering room to grow, space to entertain, and a peaceful haven to unwind.

AT A GLANCE:

- Bedrooms: 5
- Bathrooms: 2
- Car Accommodation: 2
- Land Size: 607m²
- Air Conditioning: Yes
- Solar: Yes

KEY FEATURES:

- Modern kitchen with high-quality AEG appliances and breakfast bar
- Front balcony with cooling sea breezes
- Ideal for dual occupancy or Airbnb
- Kitchenette
- 6.6kW solar system
- Swann security system
- Private, fully fenced rear yard with Bali Hut and spa
- Beautifully landscaped gardens with irrigation system
- Double garage for vehicles
- Garden shed for tools
- Shade house for plant lovers



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RENTAL APPRAISAL: Available Upon Request

RATES: Approx \$1600 per half year including water

DISTANCE TO FACILITIES (approx):

- Moore Park Beach: 0.7km
- Moore Park Beach IGA: 1.7km
- Moore Park State School: 2.59km
- Gooburrum State School: 11.08km
- Oakwood State School: 14.20km
- Bundaberg North State High School: 19.1km
- Bundaberg North State School: 19.0km
- Bundaberg CBD: 21.6km
- Bundaberg Base Hospital: 21.3km

With so much to offer in such a prime location, this property is a rare find and a fantastic opportunity. Whether you're looking for a spacious family home, an investment property with dual living potential, or a coastal retreat, 19 Club Avenue is the perfect choice. Don't miss out —book your inspection today, contact Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0413 102 410.

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	1T8NGTV
Property Type	House
Land Area	607 m2

Jonathon Olsen 0409 534 533

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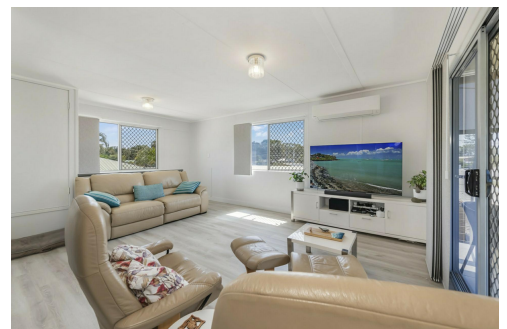
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