



Moore Park Beach, 191 Sylvan Drive

NATURAL SEASIDE LIFESTYLE LIKE NO OTHER!!

Experience a seaside lifestyle like no other in this stunning home located in an elevated position on the high end of Sylvan Drive, Moore Park Beach. Architecturally designed and masterfully built by Jeff Lennox, this home features all hardwood solid beam and pole construction, complemented by raked ceilings that create an open, airy atmosphere.

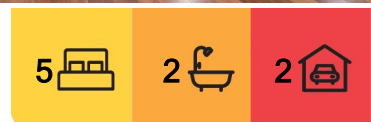
GROUND LEVEL:

Downstairs you'll find a large open undercover entertaining area with a built-in outdoor sink with chef-quality tapware and a bar fridge, making it perfect for outdoor dining and social gatherings. This level also includes two spacious bedrooms with built-in wardrobes, tiled flooring, and air conditioning. A second living space offers additional room for relaxation, while a separate utility room with a toilet and hand basin adds convenience.

Around the side of the home, a charming courtyard provides a peaceful space to recharge and enjoy the natural surroundings. An outdoor shower is also available, ideal for rinsing



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
Offers Above \$915,000

View
ljhooker.com.au/1T4NGTV

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LJ Hooker Bundaberg
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off after a day at the beach.

UPSTAIRS:

Upstairs, the home continues to impress with three more bedrooms, including the master suite which features a walk-in robe, an ensuite, and direct access to a large deck-perfect for taking in the fresh air and tranquil views. The other two bedrooms each ceiling fans, with one also offering access to the deck.

The open-plan kitchen is beautifully appointed with timber cabinetry, a Fisher & Paykel dishwasher, an Omega electric stove, and a walk-in pantry. The kitchen flows seamlessly into the spacious dining and living areas, which feature high ceilings with exposed beams and large windows that frame the stunning rainforest surroundings. A cozy fireplace adds charm to the living space, making it the perfect place for cooler evenings.

For ultimate outdoor living, the enormous second-story veranda provides a fantastic space to enjoy the ocean breeze and listen to the soothing sound of the waves. At the back of the property, there is a large 6x9 triple-bay shed, complete with two roller doors, power, and its own water supply-ideal for storage or hobbies.

LOCATION:

Located just 400 meters from the beach and 600 meters from the 4WD access, this property is perfectly situated for beach lovers. A short walk to the bus stop adds convenience, and the natural, private, eco-friendly environment with surrounding flora and fauna creates a sense of peace and privacy. This home is the perfect blend of coastal living, comfort, and style.

AT A GLANCE:

- Bedrooms: 5
- Bathrooms: 2
- Car Accommodation: 2 + Double Carport
- Land Size: 4000m²
- Air conditioning: Yes
- Ceiling Fans: Yes

NOTABLE FEATURES:

- Indoor Fireplace
- Elegant Hardwood Timber throughout
- Triple bay 6mx9m Shed with 2 Roller Doors
- Architecturally Designed and Jeff Lennox Build

RATES: Approx \$1700 Per Half Year Excluding Water

DISTANCE TO FACILITIES (approx):

- Moore Park Beach 400m
- Moore Park Beach State School 2.1Km
- IGA Moore Park Beach 5.4 Km
- Moore Park Beach Tavern 5.3Km
- Bundaberg CBD 26Km

This property is a MUST to inspect - to inspect, please call Exclusive Listing Agent,



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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 | 1T4NGTV |
| Property Type | House |
| Land Area | 4000 m ² |
| Including | Ensuite Air Conditioning Toilets (3) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes |

Jonathon Olsen 0409 534 533

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

Jennifer Candy 0412 103 410

Sales Consultant | jcandy@ljhookerbundaberg.com.au

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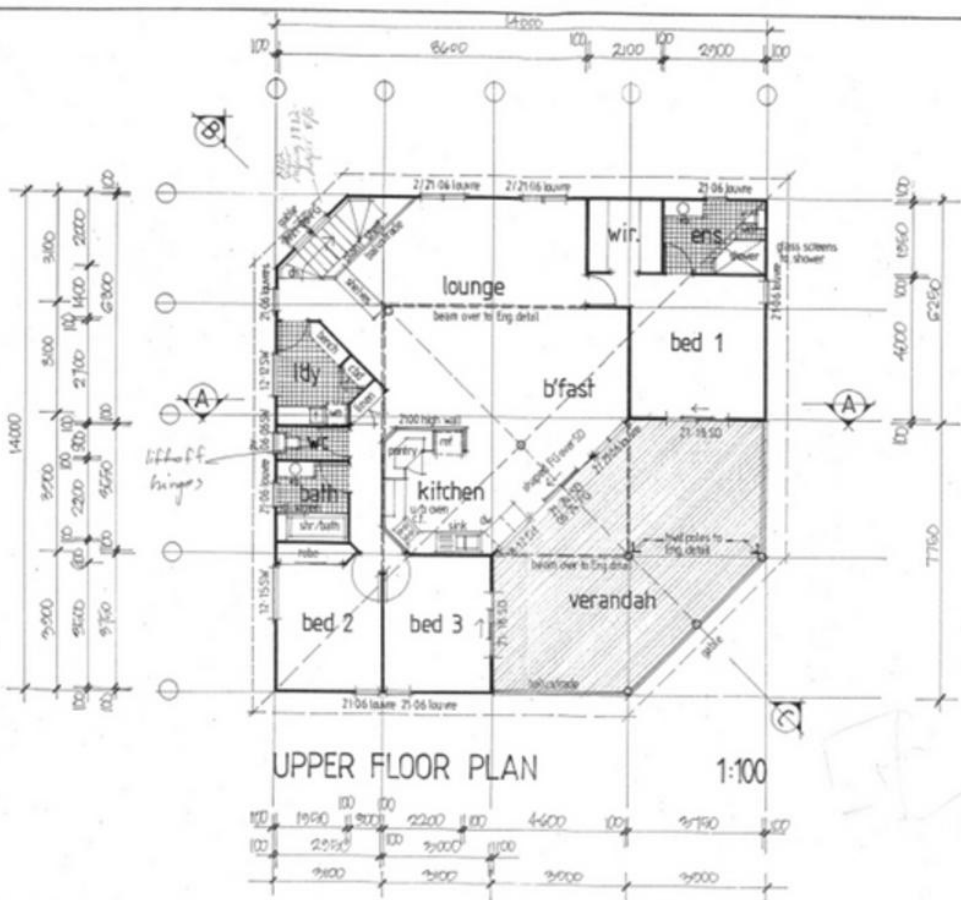
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UPPER FLOOR PLAN 1:100

| | |
|--|-------------|
| Queensland Building Services Authority | |
| Improved Contract Schedule Received and Premium Paid | Receipt No. |
| Date | 2016/02/17 |
| Signature | GWR & AFB |
| Insurance Notification Receipt Signed | Receipt No. |
| Date | / / |
| Owner/Builder Permit | |
| Number | |

HIGH design + drafting
 56 TAMBORINE BUNGALOWS RD, BOX 1724, BELLBUSH QLD 4215
 phone 07 5278154

PROJECT: DAVID WILCOX
 Lot 107, SYLVAN DRIVE,
 MOORE PARK.

| | | | |
|-------|-------------|---------|--------|
| SCALE | 1:100 | SHEET | 3 of 7 |
| DATE | Feb 17 2016 | JOB NO. | |
| DRAWN | GWR | | 5672 |



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