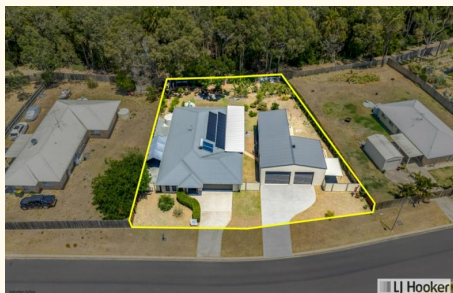




Sold



21 Regency Road, Moore Park Beach

THE COMPLETE COASTAL LIFESTYLE PACKAGE

Positioned on a generous 1,565m² block in the sought-after seaside community of Moore Park Beach, this property is the ultimate lifestyle package. Boasting a massive 110sqm high-clearance shed, multiple modern upgrades, and thoughtfully designed spaces for both indoor comfort and outdoor enjoyment, it offers the perfect balance of space, practicality, and coastal charm.

As you step inside, a widened entryway and hallway create an immediate sense of space. At the front of the home, the master suite impresses with its ensuite, walk-in wardrobe, and plantation shutters. Flowing further in, a dedicated media room sits on one side, while a versatile study or multi-purpose room sits opposite —ideal as a home office, gym, or creative retreat.

At the heart of the home lies the upgraded kitchen, featuring new cabinetry, a spacious benchtop with breakfast bar, gas cooktop, dishwasher and self-cleaning oven. Overlooking the dining and lounge areas, this central hub provides a natural gathering point for family and friends. Two additional bedrooms with built-in wardrobes and ceiling fans are serviced by the main bathroom with both bath and shower. A full-size laundry with external access completes the

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FOR SALE
Offers Above \$799,000

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functional design. An attached double garage with direct access to the home provides both security and ease, seamlessly integrating practicality into the everyday flow of the residence.

Outdoor living is a true highlight. Tinted sliding doors open to the extended patio, providing a generous space for entertaining or relaxing with coastal breezes. A purpose-built outdoor sitting area with timber bar captures views of the adjoining nature reserve, with a private gate providing direct access. For fishing enthusiasts, a plumbed bait station adds yet another thoughtful touch.

The 110sqm powered shed is a true standout, with 3m high clearance roller doors (one automatic, two manual), a loft for storage, LED lighting, solar whirlybirds, and a plumbed kitchenette. Beyond the shed, the property provides ample additional parking with designated areas for boats, trailers, and extra vehicles, with entry available through three double gates positioned across the property frontage for flexible access.

The property has been thoughtfully designed for self-sufficiency, with established gardens and fruit trees supported by a comprehensive irrigation system serviced by multiple water tanks. Three large rainwater tanks (approx. 13–14,000L) are plumbed throughout the yard, plus an additional tank connected directly to the house with mains flexibility.

Energy efficiency is another highlight, with a 6kW solar system combined with solar hot water. Comfort has been carefully considered, with ducted air-conditioning throughout, external aluminium shutters to the western side, and an additional 100mm of insulation batts installed to enhance climate control and energy efficiency. The home is also equipped with a generator inlet and changeover switch for reliable backup power when needed.

This home truly has it all —combining comfort, practicality, and lifestyle in one complete coastal package.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- " Car Accommodation: 6
- " Land Size: 1,565m²
- Air-conditioning: Yes ducted throughout
- Ceiling Fans: Yes
- Solar: Yes
- Water Tanks: Yes

KEY FEATURES:

- 110sqm powered shed with 3m clearance, loft, kitchenette, LED lighting, solar whirlybirds
- Additional parking with designated areas
- Established gardens and fruit trees with irrigation serviced by water tanks
- Media room + study/multi-purpose space
- 6kW solar system + solar hot water
- Ducted air-conditioning + 100mm batts insulation for comfort and climate control
- Security screened and lockable windows throughout

RATES: Approximately \$1,400 per half year (excluding water)

RENTAL APPRAISAL: \$650 - \$700 per week

DISTANCE TO FACILITIES (APPROX):

- Moore Park Beach: 1.3km
- Moore Park Beach Tavern: 4km
- Moore Park State School: 800m

- Moore Park Shopping Village (IGA, pharmacy, cafes): 4.2km
- Bundaberg CBD: 18.0km
- Bundaberg Base Hospital: 20.0km

The property can only be truly appreciated upon inspection. Please contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 28 to arrange your private viewing today!

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent 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 in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID	1TZKGTV
Property Type	House
Land Area	1565 m2
Including	<ul style="list-style-type: none"> Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank

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