



## Moore Park Beach, 214 Sylvan Drive

DUAL LIVING LUXURIOUS GRAND QUEENSLANDER  
WITH CAPTIVATING OCEAN VIEWS

Imagine waking up to the soothing sound of crashing waves and breathing in the fresh ocean breeze, all from the comfort of your own home. Whether you're enjoying the view from your private balcony or soaking up the sun by your in-ground pool, this dream lifestyle could be yours at 214 Sylvan Drive, Moore Park Beach.

As you enter the property, you'll be welcomed by a lush, tree-lined driveway, creating a sense of serenity and privacy. Upon arrival, you'll find plenty of parking options, including built-in garages and a separate three-car shed. Adjacent to the garage, a large concrete slab provides ample space for your caravan, trailer, boat, or even a game of basketball with the kids. The inground pool is perfect for warm days spent hosting friends and family, while the fire pit provides a cozy spot to gather during cooler evenings. Whether you're making memories in the pool or under the stars, this home is designed for moments that last a lifetime.



**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**  
By Negotiation

**View**  
[ljhooker.com.au/1TE9GTV](http://ljhooker.com.au/1TE9GTV)

**Contact**  
**Jonathon Olsen**  
0409 534 533  
[jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

**LJ Hooker Bundaberg**  
**(07) 4131 8000**

On the first floor, you'll find a spacious wraparound patio, perfect for enjoying the outdoors at any time of day. Inside, four generously sized carpeted bedrooms, each with ceiling fans, ensure that everyone in the family can relax in comfort all year round. You'll also find two additional rooms on the lower level, each with sliding door access to the yard, offering endless possibilities. Whether you're looking to create a private office, a playroom, or an extra living space, the choice is yours. Convenience is key with two bathrooms and a laundry room also located on the lower level, ensuring easy access for guests and family members alike. For those looking to work out at home, a dedicated gym room adds another layer of versatility to the space.

Take the hardwood timber stairs to the second level, where open plan living awaits. The spacious kitchen, complete with a large wrap-around bench, gas stove, oven, and dishwasher, makes mealtime a breeze. The kitchen seamlessly flows into the dining and living areas, which open onto the expansive wraparound balcony. Adjacent to the kitchen is an additional room with a cutout in the wall, offering flexibility for various uses. The main living area is spacious, yet cozy, making it perfect for relaxing with loved ones. For added privacy, the dining room is tucked away, just behind the kitchen, providing a quiet place for family meals and gatherings.

The main bedroom, also located on the top level, is a true retreat. Featuring a ceiling fan, a private ensuite, and a walk-in wardrobe with plenty of storage, this room offers comfort and convenience. With stunning ocean views and sliding door access to the balcony, you'll be greeted each morning by the peaceful sound of the waves, setting the tone for a relaxing day ahead. With its blend of luxury, convenience, and breathtaking views, 214 Sylvan Drive is the perfect family home.

#### AT A GLANCE:

- Bedrooms: 6
- Bathrooms: 4
- Car Spaces: 2
- Ceiling Fans: Yes (all bedrooms & living areas)
- Wrap-Around Patio: Yes
- Wrap-Around Balcony: Yes

#### KEY FEATURES:

- Breathtaking Ocean Views
- Inground Swimming Pool
- Open Fireplace for comfort throughout the cooler months
- Additional Rooms on Lower Level: Flexible spaces for a home office, gym, or living area
- Ample Parking: Built-in garages, a separate three-car shed, and additional concrete slab for a caravan, boat, or trailer
- Expansive Wraparound Patio and balcony for outdoor living (both first & second level)
- Various Access to Patio and Balcony Throughout Home
- Close to Moore Park Beach for a relaxed coastal lifestyle

#### DISTANCE TO FACILITIES (approx):

- Walking Distance to the Beach
- Moore Park Beach State School: 1.7km
- IGA Moore Park Beach: 5.1km



**LJ Hooker Bundaberg**  
**(07) 4131 8000**

**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.

- Bundaberg CBD: 26.6km
- Bundaberg Base Hospital: 24.9km

RATES: Approximately \$2572 per half year (excluding water)

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

<b>Property ID</b>	1TE9GTV
<b>Property Type</b>	House
<b>Land Area</b>	4191 m2

**Jonathon Olsen 0409 534 533**  
Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

**LJ Hooker Bundaberg (07) 4131 8000**  
10 Bourbong Street, BUNDABERG QLD 4670  
[bundaberg.ljhooker.com.au](http://bundaberg.ljhooker.com.au) | [admin@ljhookerbundaberg.com.au](mailto:admin@ljhookerbundaberg.com.au)



**LJ Hooker Bundaberg**  
**(07) 4131 8000**

**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.

# 214 Sylvan Drive Moore Park

Back

Patio



Patio

Front