



218 Sylvan Drive,, Moore Park Beach

EXPANSIVE BLOCK WITH PRIVATE RAINFOREST OCEAN VIEWS

Welcome to 4189m² of prime coastal living in Moore Park Beach. This 3-bedroom, 2-bathroom Besa block home is perfectly positioned with ocean frontage, just 18 km from Bundaberg, and offers the kind of lifestyle most only dream of-with plenty of scope to add your own touch.

The home is spread across two levels, offering multiple light-filled living areas designed for both relaxation and entertaining. Upstairs, the private parents' retreat provides a true sanctuary, complete with its own verandas and sweeping ocean views, while outside a sparkling lap pool creates a resort-style oasis for year-round enjoyment.

Outdoor lifestyle with front and rear verandas that capture sunrises, sunsets, and sea breezes. Three sheds including a large 7m x 7m plus two single-bay sheds-perfect for vehicles, storage, or projects. 16 solar panels for energy-efficient living. Private rainforest pocket covering more than half the block-a natural sanctuary right in your backyard.

3 2 0

FOR SALE
Offers Above \$950,000

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AGENCY
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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.

LJ Hooker

VALUE ADD POTENTIAL:

- Renovate & Modernise: While solid and well-maintained, the home offers the perfect canvas for a modern coastal transformation.
- Expand Outdoor Entertaining: Enhance the pool surrounds, create an alfresco kitchen, or add decks to maximise the beachfront lifestyle.
- Guest Retreat or Dual Living: With generous land size and existing layout, there's room to extend or convert to suit extended family or holiday accommodation.
- " Unlock the Land's Potential: The rare 4189m² with ocean frontage and rainforest appeal makes this one of the area's most versatile holdings.

LOCATION & LIFESTYLE:

A short stroll to the golden sands of Moore Park Beach, with IGA, tavern, bakery, doctors, and bowls club all nearby. Walking paths, parks, and playgrounds complete the family-friendly picture. This is more than just a beach house-it's an opportunity. Move straight in and enjoy the lifestyle today, while planning upgrades and improvements that will reward you tomorrow.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Shed: Yes - 7m x 7m + 2 single-bay sheds
- Solar: Yes
- Land Size: 4,189m²
- Swimming Pool: Yes

NOTABLE FEATURES:

- Two living areas for
- Ocean views and breezes from verandas
- Private lap pool
- 7m x 7m shed + 2 single-bay sheds
- Rainforest retreat on-site
- " 16 solar panels
- " 4189m² block with water frontage
- Walk to the beach, shops, tavern, and local amenities

RATES: Approx \$3,100 Per Half + Water

RENTAL APPRAISAL: Approximately \$720.00 - \$750.00 per week

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 DETAILS

Property ID 0
Property Type House
Land Area 4189 m2
Including Ensuite
Pool
Deck

Jonathon Olsen 0409 534 533

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Floor Plan of 218 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.