



22 Monarch Avenue, Moore Park Beach

COASTAL LIVING MADE EASY — SPACIOUS FAMILY HOME BY THE SEA

Nestled in the relaxed and family-friendly seaside community of Moore Park Beach, 22 Monarch Avenue presents the perfect opportunity to embrace peaceful, coastal living with all the comforts of home. Located just minutes from the beach and local amenities, this solid brick residence offers a low-maintenance lifestyle with plenty of room to move —inside and out.

Positioned on a level block with side access, this home is ideal for families, retirees, or investors looking for value in a growing beachside suburb. A wide driveway leads to a double lock-up garage with an automatic roller door, ensuring secure and convenient parking.

Step inside and be welcomed by a light-filled open-plan layout designed for easy living. The main bedroom is set privately at the front of the home and features brand new carpet, a walk-in wardrobe, and its own ensuite —the perfect parents' retreat. Two of the additional bedrooms include built-in wardrobes, and all four bedrooms are fitted with ceiling fans for added comfort.

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FOR SALE
Offers Above \$675,000

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The central living and dining area connects seamlessly with the kitchen, where you'll find a gas cooktop, electric oven, and ample bench space —ideal for home cooks and busy families alike. A ceiling fan and Panasonic air-conditioner in the lounge room ensure year-round climate control, while sliding doors open out to a covered patio, perfect for weekend BBQs or relaxed evenings enjoying the breeze.

The main bathroom features a full-sized bathtub and modern vanity, with a separate toilet positioned nearby for added convenience. Throughout the home, large windows let in plenty of natural light, and thoughtful inclusions like security screens make everyday living safe and simple.

Outside, the covered patio area offers a private space to entertain or unwind, while side access provides potential for storing a boat, trailer, or even future shed additions.

Whether you're after a peaceful place to raise a family, retire near the beach, or expand your property portfolio, 22 Monarch Avenue delivers on space, practicality, and lifestyle.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- " Car Accommodation: 2
- " Land Size: 1209 m²
- Air conditioning: Yes
- Ceiling Fans: Yes - All bedrooms, lounge, and dining

KEY FEATURES:

- Quiet, family-friendly street just minutes from Moore Park Beach
- Main bedroom with new carpet, walk-in robe, and ensuite with toilet
- Two additional bedrooms with built-in wardrobes
- Ceiling fans throughout, plus Panasonic A/C in the lounge
- Functional kitchen with gas cooktop, electric oven, ample storage
- Main bathroom with bathtub and separate toilet
- " Double garage with automatic roller door
- " Covered patio —perfect for entertaining
- Side access for boat/trailer or extra parking
- Septic system
- Neat, low-maintenance yard with plenty of space for kids or pets

RATES: Approximately \$1350 per half year (excluding water)

RENTAL APPRAISAL: Approximately \$620 - \$650 per week

DISTANCE TO FACILITIES (approx):

- Moore Park Beach IGA: 2.1km
- Moore Park Beach Tavern: 2.9km
- Bundaberg North State High School: 22.8km
- Bundaberg North State School: 2.2km
- Bundaberg CBD: 20km
- Bundaberg Base Hospital: 21.1km

This property is a MUST to inspect - to inspect, please call Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 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 1TUZGTV
Property Type House
Land Area 1209 m2
Including Air Conditioning
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Water Tank

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