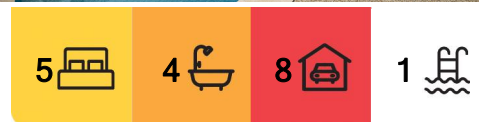




Moore Park Beach, 226 Sylvan Drive

DUAL LIVING LUXURIOUS GRAND QUEENSLANDER WITH CAPTIVATING OCEAN VIEWS



For Sale
Offers Above \$2,195,000

View
ljhooker.com.au/1T4SGTV

Contact
Jonathon Olsen
0409 534 533
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Experience the ultimate blend of luxury and grand living with this stunning contemporary Queenslander, set on 4261m² in the picturesque Moore Park Beach. This impressive two-level residence is designed to cater to the needs of a growing family, offering an abundance of space, modern comforts, and breathtaking ocean views. Perfectly positioned in the desirable Moore Park Beach area, this property is an entertainer's dream and an ideal family retreat.

The expansive living areas feature high ceilings and a cozy fireplace, adding both charm and convenience-ideal for cooler evenings and creating a warm, inviting atmosphere. The open-plan design ensures seamless flow throughout, making it perfect for both daily living and entertaining. The large dining room is bathed in natural light, thanks to floor-to-ceiling windows that open directly onto the vast timber deck, which offers you to take full advantage of the ocean breeze and stunning views, creating the perfect spot for morning



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coffee or evening relaxation. The kitchen is a chef's delight, featuring sleek stone benchtops, elegant navy blue and gold accents, and ample storage space. Whether you're preparing a family meal or hosting friends, this space is both functional and stylish, with a breakfast bar perfect for those on the go. For busy families, the additional washing-up area on the first floor is a real bonus.

With 5 generously sized bedrooms and 4 bathrooms, this home provides ample room for every family member. Each of the 5 bedrooms has access to either the patio or deck, ensuring a seamless indoor-outdoor lifestyle. The master suite boasts its own private retreat, while the remaining rooms offer comfort and flexibility for a growing family. An additional versatile space could be used as a study, home office, children's activity room, or guest bedroom.

Step outside and enjoy the expansive wraparound patio, offering plenty of room for outdoor seating or al fresco dining. Two double-car garages provide secure parking or extra storage space. For those with a boat, trailer, or extra vehicles, a large 4-bay high clearance shed at the rear of the property offers additional storage and has been reinforced for the potential for a hoist. The property's highlight is the beautifully landscaped pool area, which is securely enclosed with glass fencing for peace of mind. A built-in seating area near the pool is perfect for a BBQ and evening gatherings, complete with a cozy fireplace, all while keeping a watchful eye on the kids.

INVESTMENT OPPORTUNITY:

Downstairs offers versatile, self-contained living, ideal for dual occupancy or generating additional income through Airbnb. The open-plan kitchen and dining area create a welcoming space for guests or tenants to enjoy, while two additional bedrooms and bathrooms provide privacy and convenience. With the potential to earn up to approximately \$300 per night for hosting, this space is a fantastic opportunity for anyone looking to capitalize on short-term rentals.

AT A GLANCE:

- Bedrooms: 5 (3 Upstairs + 2 Downstairs)
- Bathrooms: 4
- Car Accommodation: 2 double garage + large four-bay shed
- Land Size: 4261m²
- Ducted Air Conditioning
- Mineral In ground Swimming Pool
- Open Fireplace for comfort in the cooler months

KEY FEATURES:

- Extra-large master bedroom with ensuite, walk-in wardrobe, and balcony
- Self-contained living downstairs with additional kitchen and dining
- Spacious two-level home with 5 bedrooms and 4 bathrooms, ideal for large families
- Wraparound patio and large timber upstairs deck, providing various seating areas while taking full advantage of the ocean breeze and stunning views, creating the perfect spot for relaxation
- Generously sized pool, surrounded by glass fence for protection and safety, with extra space for seating or relaxation
- Built in seating area near the pool (convenient for hosting BBQs and enjoying a cozy firepit with friends and family)



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- Multiple living zones throughout home (can be used as additional seating areas, dedicated play zones for kids, or hosting spaces for family and friends)
- Open plan living with high ceilings, a cozy central fireplace, and seamless indoor-outdoor flow
- Large windows and doors throughout, allowing natural lighting and fresh air in the house
- Convenient washing-up area on the first floor
- Two double car garages as well as the additional large 4-bay shed reinforced for potential hoist, ideal for parking boats, vans, trailers, cars, or converting into a gym or workshop
- Prime location in Moore Park Beach, close to the ocean, local amenities, and schools
- High clearance four-bay shed for additional storage
- Beautifully landscaped gardens providing privacy

DISTANCE TO FACILITIES (APPROX):

- Walking distance to beach
- 1.8km to Moore Park Beach State School
- 5.1km to IGA Moore Park Beach
- 3.6km to Moore Park Beach Holiday
- 1.0km to Moore Park Beach access road

RATES: Approx. \$3050 per half year, not including water.

OPTION TO BUY FULLY FURNISHED

MOORE PARK BEACH - AT A GLANCE:

Moore Park Beach is a friendly and welcoming community nestled along one of the region's best 16-kilometre-long beaches. Just a scenic 21-kilometre drive from Bundaberg through picturesque cane fields and macadamia plantations, this coastal gem emerges from the natural vegetation as you near the coast. Originally a holiday and fishing retreat, Moore Park Beach now attracts interest from overseas and interstate buyers seeking a lifestyle change. Enjoy our beautiful weather and pristine beach, perfect for strolling, fishing, swimming, sea turtle spotting, relaxing, and 4WD driving.

Whether you envision relaxing by the pool, enjoying the coastal views, or spending time with family, this property is the perfect place to call home. This home can only truly be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 0422 929 854.

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 to determine whether this information is in fact accurate.



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More About this Property

Property ID	1T4SGTV
Property Type	House
Land Area	4261 m ²
Including	Air Conditioning Pool Fire Place Balcony Deck

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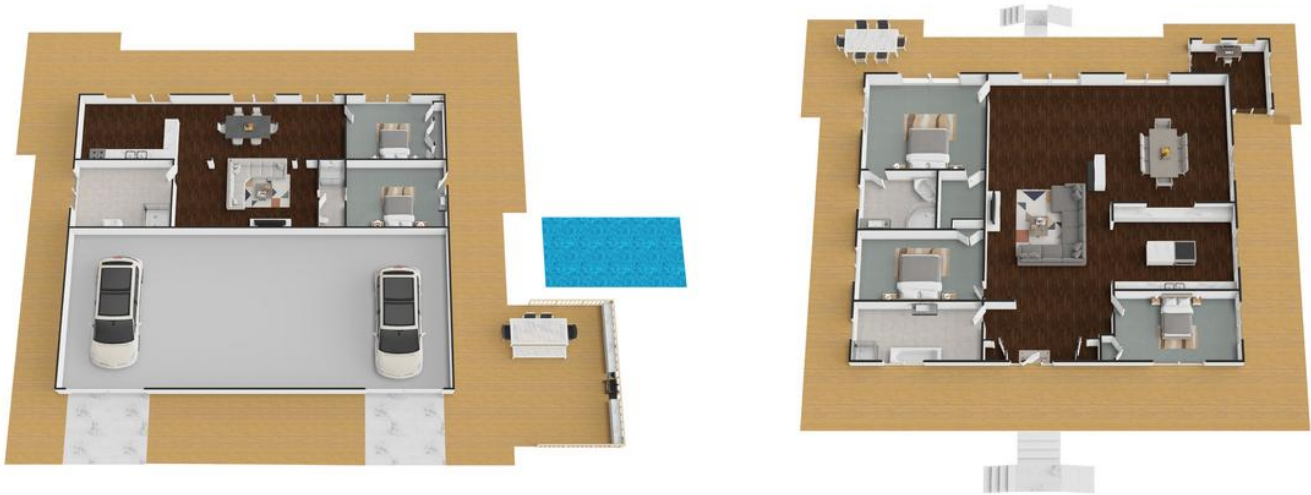
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Floor Plan of 226 Sylvan Dr, Moore Park Beach.



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.