



25 Acacia Street, Moore Park Beach




## INVEST TODAY AND RETIRE LATER - SMART COASTAL BRICK BUY

Positioned in a highly desirable coastal location, this lovingly cared-for brick home presents the perfect opportunity for savvy investors seeking strong rental appeal now, with the option to enjoy a relaxed retirement lifestyle later.

Set close to the beach, the local bowls club, and only approximately 3km from the New Moore Park Shopping Centre, the home offers the convenience and lifestyle tenants and future owners alike are searching for.

Inside, the home features three bedrooms with built-in robes, including a spacious master complete with ensuite, air-conditioning, and an expansive built-in robe. Multiple living spaces include a generous lounge room plus a separate formal dining room or office, providing flexibility for families, retirees, or working from home.

The large galley-style kitchen offers excellent storage and flows effortlessly into the family room and the massive enclosed outdoor living area. Fully insulated and filled with natural light, this space

3  2  1 

### FOR SALE

Offers Over \$720,000

### VIEW

By Appointment

### AGENTS

Jonathon Olsen

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Jennifer Candy

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### AGENCY

LJ Hooker Bundaberg

(07) 4131 8000

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 **LJ Hooker**

creates the perfect all-weather retreat for entertaining or simply relaxing.

Outside, the property showcases established gardens, privacy fencing, and a rear workshop/shed ideal for storage or hobbies. A single attached garage with remote access completes the package.

Whether you're looking to secure a quality investment in a sought-after area or planning ahead for your future retirement lifestyle, this home offers outstanding value, comfort, and long-term appeal.

**AT A GLANCE:**

- 3 Bedroom + Office Space
- 2 Bathroom
- 1 Car Garage
- 2 Living Areas
- Fully Fenced: Yes
- Air Conditioning: Yes

**NOTABLE FEATURES:**

- Separate lounge and dining areas, providing versatile living spaces.
- Covered outdoor patio
- Air conditioning and ceiling fans throughout, ensuring comfort year-round.
- Security screens and doors for peace of mind.

**RATES:** Approx \$1,360 + water per half year

**OCCUPANCY:** Currently Tenanted at \$525 Per Week until September 2026

**RENTAL APPRAISAL:** \$580 - \$600 Per Week

**DISTANCE TO FACILITIES (APPROX):**

- Walking distance to beach
- IGA Moore Park Beach 2.5Km
- Moore Park Beach State School 2.4 Km
- Bundaberg North State High School 20Km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533.

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 1UJEGTV  
Property Type House  
Land Area 736 m2  
Including Air Conditioning  
Toilets (2)  
Built-in-Robes  
Fully Fenced

### Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

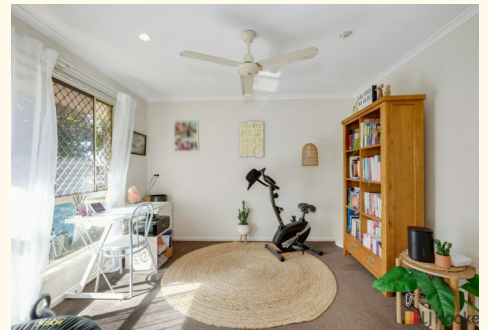
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