







26 Plum Tree Crescent, Moore Park Beach

ONE ACRE OF COASTAL PARADISE, WALK TO THE BEACH

Set on an impressive 4,001m² allotment, this property presents a rare opportunity to secure a well-established home on a sizeable parcel of land at an affordable price point. Offering an outstanding sense of space, privacy and practicality, the property is framed by established shade trees and expansive front and rear yards, creating a peaceful setting with plenty of room to enjoy.

Inside, the home features a generously sized main bedroom complete with a walk-in robe and private ensuite, while an additional open-plan second bedroom space at the rear of the dwelling provides flexibility for guests, a home office or additional living. Beautiful timber floors flow throughout the home, adding warmth, character and timeless appeal.

Year-round comfort is catered for with air conditioning to both sleeping areas and the living space, complemented by ceiling fans throughout. A wood heater further enhances the home's inviting atmosphere, making it the perfect place to relax during the cooler months.

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FOR SALE
Offers Over $649,000

VIEW
By Appointment

AGENTS

Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

William Weier
0457 727 948
wweier@ljhookerbundaberg.com.au

AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Properties offering this combination of land size, established accommodation and lifestyle appeal are becoming increasingly difficult to find, particularly within this price bracket. Conveniently located just minutes from the beach and local amenities of Moore Park Beach, this is an opportunity to secure space, privacy and future potential without compromise.

AT A GLANCE:
- Bedrooms: 2
- Bathrooms: 2
- Car Accommodation: 2
- Block Size: 4001m2
- Air Conditioning: Yes, all bedrooms and living
- Ceiling Fans: Yes, throughout home

PROPERTY FEATURES:
- Main with ensuite and walk in robe
- Air-conditioned living and bedroom
- Wood heater
- Main bathroom with separate shower and bath
- Timber floors throughout
- Front covered patio
- Established shade trees
- Plenty of space in both the front and rear yard
- Double lock-up garage
- Excellent opportunity to add value and make it your own

If you've been searching for a property that offers a relaxed coastal setting, room to breathe and the opportunity to create something special, this Moore Park Beach home deserves your attention
RATES: Approx. $1950 Per Half Year (excluding water)
OCCUPANCY: Tenanted at $380 per week until 12 April 2027
RENTAL APPRAISAL: $500 to $550 per week

DISTANCE TO FACILITIES (APPROX):
" Moore Park Beach Access —0.9km
" Moore Park Beach State School —2.6km
" Moore Park Beach IGA & Shopping Precinct —2.3km
" Moore Park Beach Bowls Club —0.5km
" Moore Park Beach Tavern —2.5km
" Bundaberg CBD —21.9km

Contact exclusive Listing Agent, Jonathon Olsen on 0409 534 533 to arrange your private inspection.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor 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 to determine whether this information is in fact accurate.

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MORE DETAILS

Property ID	1UUSGTV
Property Type	House
House Size	134 m2
Land Area	4001 m2











Jonathon Olsen 0409 534 533
Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au
William Weier 0457 727 948
Sales Associate to Jonathon Olsen |
wweier@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000
10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

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