



316 Sylvan Drive,, Moore Park Beach

Coastal Acreage Retreat —Ideal for Retirees, Equestrian Enthusiasts, and Fishing Fanatics with Guest Retreat

Set on a sprawling 4040m² block just moments from the golden sands of Moore Park Beach, this beautifully appointed home offers the ultimate lifestyle escape for those looking to unwind, indulge in their hobbies, or simply enjoy the tranquillity of coastal living. Whether you're dreaming of retiring by the beach, keeping horses on your own land, or parking the boat ready for the next fishing trip, this versatile property ticks all the boxes.

A WARM WELCOMING HOME

From the moment you arrive, the circular driveway and established surrounds set the tone for space, privacy, and comfort. The home features timeless brickwork paired with modern updates, and offers an inviting open-plan layout that flows seamlessly between the lounge, dining, and kitchen —perfect for entertaining or relaxed everyday living.

The kitchen is a standout, with a wrap-around bench, sage-toned feature tiles, breakfast bar, electric appliances, and ample storage,

3 2 4

FOR SALE

Offers Over \$775,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

making meal prep a breeze.

BONUS TEENAGERS/GUEST RETREAT

This versatile space features an open-plan layout combining living and bedroom area, complemented by its own kitchenette for added independence. A private bathroom includes a shower, vanity, and toilet, making it a fully self-contained unit. Ideal for extended family, guests.

COMFORTABLE LIVING

Inside, you'll find two spacious, carpeted bedrooms with mirrored built-in wardrobes and ceiling fans. The central bathroom is styled for relaxation, featuring a luxurious spa-style bathtub, separate shower, large vanity, and separate toilet.

ROOM FOR HORSES, HOBBIES & BOATS

Step outside and you'll find everything you need for your lifestyle passions:

- Equestrian-ready facilities, including two fully fenced stables, shady paddock, a wash bay, storage room, and power-connected stable complex.
- A high-clearance shed and additional carport ideal for horse floats, caravans, or boats.
- Plenty of extra space for a workshop, home gym, or future expansion.
- " A detached room beside the stables offers excellent potential as a guest retreat, studio, or home office —already connected to power and fenced for privacy.

THE LOCATION —WHERE NATURE MEETS CONVENIENCE

Just a short stroll to the beach and local boat ramps, you'll enjoy:

- 19km of pristine coastline for fishing, swimming, and 4WD beach adventures
- Proximity to Moore Park's village hub: IGA, doctors, pharmacy, bakery, cafes, tavern, bowls club, gym, and more
- A friendly, laid-back community with abundant wildlife and relaxed coastal charm

NOTABLE FEATURES:

- " Land Size: 4,040m²
- Bedrooms: 2 in main Residence, plus BONUS TEENAGERS/GUEST RETREAT
- Bathrooms: 2
- Car Spaces: 4 (shed + carports)
- Air Conditioning: Yes
- NBN FTTC: Connected
- Zoning: Rural Residential - No flood or heritage overlay; bushfire overlay applies

Live the lifestyle you've always dreamed of —whether it's horses in the paddock, rods in the sand, or simply peace and quiet with room to breathe.

RATES: Approximately \$1399 per half year (excluding water)

RENTAL APPRAISAL: Approximately \$650-\$700 per week

DISTANCE TO FACILITIES (approx):

- Moore Park Beach: 850m
- Moore Park Beach IGA: 5.9km

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	1U42GTV
Property Type	House
Land Area	4040 m2
Including	Air Conditioning

Jonathon Olsen 0409 534 533

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