



32 Heron Close, Moore Park Beach

EXCEPTIONALLY RARE AND GENUINELY ONE OF A KIND

Privately positioned across 114.34 Acres (46.13ha) of elevated coastal land, mostly rainforest and surrounded by the Kolan River Conservation Park, this architecturally designed estate delivers a rare fusion of resort-scale entertaining, absolute privacy and multi-residence flexibility - just minutes to the Beach.

Accessed via a private bushland driveway, the property unfolds into a secluded coastal sanctuary where sweeping ocean and hinterland views meet striking architectural design. A lift-serviced three-level master residence anchors the estate, complemented by two fully self-contained guest houses and substantial rural infrastructure, creating a lifestyle equally suited to luxury living, multi-generational accommodation or boutique retreat-style income potential.

MASTER RESIDENCE

Completed in 2011 by respected local builder Jeff Lennox in collaboration with an architect-led design, the master residence was thoughtfully created to maximise elevation, privacy and coastal outlooks while delivering exceptional scale and functionality across three expansive levels - all seamlessly connected via an internal lift.

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FOR SALE

Offers Over \$3,000,000

VIEW

By Appointment

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Arrival is both impressive and intentional. A grand hotel-style turning court leads to statement double entry doors, immediately establishing the home's presence, architectural quality and sense of occasion.

FIRST LEVEL - ACCOMMODATION & GUEST WING

Designed with flexibility and comfort in mind, the lower level provides a well-considered accommodation zone ideal for extended family, guests or independent living arrangements.

This level incorporates three generously sized bedrooms, including two with private ensuites, walk-in robes and direct access to the outdoor patio. A separate main bathroom services the third bedroom, while a spacious rumpus/lounge area creates an additional relaxed living environment perfect for teenagers, visiting guests or retreat-style use.

Tiled flooring throughout enhances practicality and durability, while ducted air-conditioning is complemented by individual split-system units to each room, allowing personalised climate control across the entire level.

SECOND LEVEL - MAIN LIVING & ENTERTAINING

The primary living level has been designed to maximise outlook, natural light and seamless indoor-outdoor entertaining. Timber flooring, expansive glazing and generous proportions create a warm yet sophisticated environment suited to both everyday living and larger gatherings. A spacious lounge and dining zone sit alongside a dedicated study featuring built-in workspace nooks, while a convenient additional powder room services this level.

The kitchen is a true centrepiece - substantial in scale and beautifully appointed with rainforest marble benchtops, soft-close cabinetry, integrated dishwasher and a full suite of premium Miele appliances including induction cooktop, oven, microwave, integrated coffee machine and two warming drawers. Designed for both functionality and presentation, it comfortably caters to everything from family meals to large-scale entertaining.

Dining transitions effortlessly onto expansive elevated decking that extends the living experience outdoors in two distinct directions:

- One side leads to an impressive private bar and outdoor entertaining pavilion (completed 2019), complete with built-in BBQ, refrigeration, sinks, Balinese-inspired finishes and electric blinds for year-round comfort.
- The opposite side connects to a tranquil Balinese-style relaxation hut - a peaceful retreat space ideal for unwinding while enjoying the elevated coastal setting.

THIRD LEVEL - MASTER RETREAT

Privately positioned on the upper level, the master suite occupies its own dedicated floor, creating a peaceful retreat elevated above the main living zones.

Accessible via the internal lift or staircase framed by the home's striking chandelier feature, this level delivers privacy and luxury. The spacious bedroom opens onto a generous private deck, providing an ideal vantage point to enjoy coastal breezes and ocean glimpses.

The ensuite is designed for relaxation and indulgence, featuring a jacuzzi, a walk-in shower finished in travertine tiling and quality fittings throughout. A generous walk-in robe completes the suite, reinforcing the sense of comfort, scale and separation..

RESORT-STYLE OUTDOOR LIVING

Designed to complement the home's elevated coastal setting, the

outdoor living zones deliver a true resort-style experience centred around a spectacular 15-metre infinity-edge swimming pool. Positioned to maximise outlook and privacy, this space creates an impressive focal point for both relaxed family living and large-scale entertaining.

Adjacent to the pool, a dedicated snooker and games retreat provides another layer of lifestyle flexibility. Finished with durable epoxy flooring and fixed mesh screens, it offers a comfortable and practical environment for gatherings, recreation or simply unwinding away from the main living zones.

ESTATE GUEST ACCOMMODATION

Complementing the main residence, the estate includes two fully self-contained guest houses positioned for privacy while remaining easily accessible from the main homestead. These residences provide outstanding flexibility for extended family living, visiting guests, caretaker accommodation or potential boutique retreat or income-generating opportunities.

Both homes are thoughtfully designed with comfortable open-plan living, quality finishes and independent infrastructure, allowing them to function seamlessly as standalone residences within the broader estate.

GUEST HOUSE ONE

Privately fenced and positioned toward the front of the property, this residence includes:

- Three bedrooms all with air conditioning
- Two-way bathroom with master access
- Stone benchtops with soft-close cabinetry
- Solar system with battery storage
- Two 22,000L rainwater tanks
- 2 Bay Garage
- Currently running as AirBNB

GUEST HOUSE TWO

Also fully fenced for independence and privacy, this additional residence offers:

- Three bedrooms all with air conditioning
- Two-way bathroom with master access
- Stone benchtops with soft-close cabinetry
- Fully screened verandah for outdoor comfort
- Two 22,000L rainwater tanks
- 2 Bay Garage
- Private yard setting

LAND, WATER & INFRASTRUCTURE

Water security is a key strength, with two dams, creek access, a bore supply and extensive rainwater storage servicing the residences. Septic systems support each dwelling, while established access routes and open usable areas enhance functionality across the property. A productive vineyard adds character and distinction to the property, further enhanced by a licensed distillery, a rare combination that brings both lifestyle enjoyment and creative potential - by separate negotiation the license and equipment could be yours. Additional improvements include substantial tractor and machinery shedding, solar and battery infrastructure.

AT A GLANCE:

- Land Size: 114.34 Acres (46.27 hectares)
- Residences: 3 (Master Residence plus two fully self-contained Guest Houses)
- Swimming Pool: Yes (15m infinity-edge heated pool)
- Air Conditioning: Yes (Ducted system + individual split systems)
- Water Security: Bore supply, dams, creek access and extensive

- rainwater storage
- Infrastructure: 3 phase electric to distillery and main residence
- Distillery equipment and stock not included

RATES: Approx. \$3,627 per half year (excluding water)

Properties of this scale, design quality and versatility in a coastal setting are exceptionally rare. This is a truly unique estate offering lifestyle, privacy and flexibility seldom found so close to Bundaberg and Moore Park Beach.

For more information or to secure your private inspection, please contact Exclusive Agent Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker has been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings, or warnings conc

MORE DETAILS

Property ID	1U9DGTV
Property Type	House
House Size	1014 m2
Land Area	114.34 acre
Including	Air Conditioning Ducted Cooling Pool Balcony Deck Dishwasher Floorboards Workshop Built-in-Robes Fully Fenced Solar Panels

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Floor Plan of 32 Heron Cl, 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.