







4 Olive Drive, Moore Park Beach

LOW-SET BRICK, A FIRST HOME BUYERS SPECIAL IN A QUIET POCKET, MINUTES FROM THE WATER

Positioned in a quiet street just moments from the beach, bowling club, parks, schools and local shopping facilities, this solid low-set brick home presents an outstanding opportunity for first home buyers, downsizers or investors seeking an affordable coastal lifestyle with future potential.

Inside, the home offers three well-sized bedrooms, including a master with built-in robe, while brand-new carpets provide a fresh and comfortable feel throughout the accommodation areas. The well-appointed kitchen features a new stove, ample bench space, generous storage and a spacious pantry. Tiled throughout the kitchen, dining area and hallway, the practical floorplan is designed for easy everyday living, with air conditioning ensuring year-round comfort.

Set on a generous allotment, the property boasts plenty of space in both the front and rear yards, complemented by established gardens that create a private and welcoming outdoor setting. Front and rear

3 1 1

FOR SALE
Offers Over $599,000

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS

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Interested parties must rely solely on their own enquiries.

patios provide ideal spaces to relax or entertain, while the fully fenced yard offers security for children and pets. Comfortable and move-in ready, this home also presents an excellent opportunity for buyers to add their own touches and further enhance its value over time.

AT A GLANCE:
- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1
- Block Size: 843m2
- Fully Fenced: Yes
- Air Conditioning: 2
- Ceiling Fans: Nil

PROPERTY FEATURES:
- Solid low-set brick construction
- 3 generous bedrooms with brand-new carpets
- Well-appointed kitchen
- Ample cupboard space and large pantry
- Air-conditioned living and dining area
- Spacious bathroom with separate shower and bath
- Front and rear covered patios
- Beautiful established gardens
- Plenty of space in both the front and rear yard
- Fully fenced yard, ideal for children and pets
- Single lock-up garage
- Excellent opportunity to add value and make it your own

A fantastic entry into the market, this well-maintained home combines comfort, practicality and potential in a sought-after coastal location.

RATES: Approx. $1600 Per Half Year (including water)
OCCUPANCY: Vacant
RENTAL APPRAISAL: $550 - $580 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

The property can only be truly appreciated upon inspection. 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 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.

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MORE DETAILS

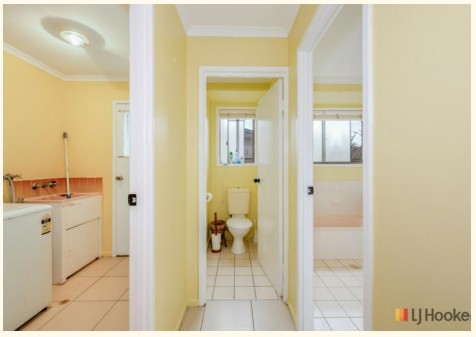
Property ID	1UTAGTV
Property Type	House
House Size	121 m2
Land Area	843 m2
Including	Air Conditioning Toilets (1) Dishwasher Fully Fenced Liveability











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