







41 Moore Park Road, Moore Park Beach

SPACIOUS, ACCESSIBLE & BEACHSIDE

Positioned in a convenient central pocket of Moore Park Beach, this low-set brick home offers an inviting blend of comfort, accessibility and generous outdoor space. Thoughtfully designed with ramped entry and yard access, it provides excellent suitability for wheelchair users or anyone seeking easy, step-free living. Inside, the home features three well-proportioned bedrooms and two bathrooms, complemented by high ceilings that enhance the sense of space throughout. The cozy carpeted lounge room includes a charming bay window and ceiling fan, while the air-conditioned living areas ensure year-round comfort. A large gas kitchen with ample bench space, built-in display cabinetry and an adjoining dining area creates a warm, functional hub for everyday living.

Set on a substantial 1,015m² block, the fully fenced backyard offers side-gate access, a large lock-up garden shed, a rainwater tank and plenty of room for vehicles, pets or future expansion. The double garage with mezzanine racking provides excellent storage and workspace options. This property delivers peace of mind along with lifestyle convenience, all just moments from the beach and local amenities.

3 2 2

FOR SALE
Offers Over $699,500

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LJ Hooker

AT A GLANCE:
- Bedrooms: 3
- Bathrooms: 2
- Ramped Entry and Yard Access
- Car Accommodation: 2 Car Garage with Mezzanine Racking
- Air-conditioning: Yes (Main & Living room)
- Fence: Fully Fenced Backyard with side gate access

RATES: Approx. $1,300 Per Half Excluding Water
OCCUPANCY: Vacant
RENTAL APPRAISAL: $580 - $600 Per Week

KEY FEATURES:
" Low-set brick home with ramps (wheelchair accessible)
" 1015m² block with great sized yard
- Cozy and spacious carpeted loungeroom with bay window and ceiling fan
- Large sized gas kitchen and dining area with built in display cabinetry
- High ceilings throughout
- Large lock-up garden shed
- Rainwater tank
- Generous yard space for vehicles, pets, or expansion
- Convenient central Moore Park Beach location to local beach and facilities

DISTANCE TO FACILITIES (APPROX):
- Beach access: 0.5km
- Moore Park Beach Shopping Centre: 0.8km
- Moore Park Beach State School: 3.7km
- Bundaberg North State High School: 18.3km
- Bundaberg CBD: 20.5km
- Bundaberg Base Hospital: 20.7km
- Bundaberg Train Station: 21.3km
- Sugarland Shopping Centre: 23.4km
- Bundaberg Airport: 24.8km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal 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.

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MORE DETAILS

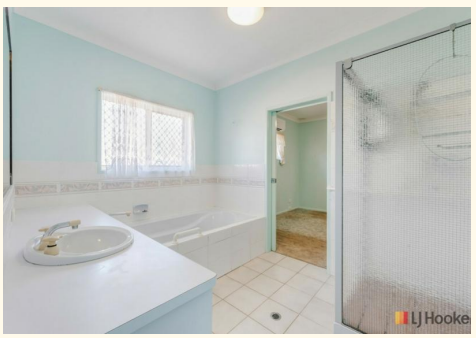
Property ID	1UMGGTV
Property Type	House
Land Area	1015 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced











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