



48 Malvern Drive, Moore Park Beach

RELAXED COASTAL LIVING WITH SPACE & COMFORT

Positioned in the sought-after Moore Park Beach community, 48 Malvern Drive offers a relaxed coastal lifestyle with the space and practicality modern families and investors appreciate. With its low maintenance appeal, low-set brick construction, and generous block, this home presents as a solid, well-maintained property just moments from the beach.

Step inside and be pleasantly surprised by the generous scale and versatile design of this home. A large, air-conditioned lounge at the front provides the perfect retreat, flowing through to the expansive central kitchen which sits at the heart of the home. From here, you'll enjoy clear sightlines across an additional living space and dedicated dining area, creating a warm and connected environment ideal for families or entertaining.

Carpeted throughout the living zones and bedrooms, the home offers a comfortable foundation with the opportunity to easily update the flooring to match your own style and taste. Sliding doors from both the lounge and dining zones invite natural light indoors and extend the living spaces out to the covered alfresco area, overlooking the backyard, a perfect setting to relax or host guests.

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FOR SALE
Offers Above \$725,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The kitchen features tiled flooring and presents a modern, neutral palette with ample bench space and cabinetry, plus quality electric appliances and a dishwasher, making everyday cooking both functional and enjoyable.

The home boasts four well-proportioned bedrooms, each fitted with built-in wardrobes and ceiling fans. The master bedroom is privately positioned at the rear of the block and includes a walk-in robe and ensuite, creating a comfortable retreat away from the remaining bedrooms. The additional bedrooms are serviced by a centrally located main bathroom complete with a separate shower and bathtub, catering easily to families and guests.

Outside, the fully fenced backyard provides a safe and versatile space for children and pets, with plenty of room to enjoy outdoor living or add future improvements. Completing the package is a double lock-up garage with internal access, ensuring convenience and secure parking.

Offering a practical layout, comfortable inclusions, and a location that delivers lifestyle appeal, 48 Malvern Drive is an excellent opportunity for those seeking easy coastal living without compromise.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Block Size: 1,787m²
- Air Conditioning: Yes
- Fully fenced: Yes

KEY FEATURES:

- Spacious open-plan living, dining, and kitchen area
- Air-conditioning and ceiling fans for year-round comfort
- Master bedroom with ensuite and walk-in robe
- Built-in wardrobes to all remaining bedrooms
- Functional family kitchen with ample storage and bench space
- Covered outdoor entertaining area
- Double lock-up garage with internal access
- Fully fenced, low-maintenance yard
- Quiet residential street in a popular coastal suburb

DISTANCE TO FACILITIES (APPROX):

- Moore Park Beach: Minutes away
- Moore Park Beach Tavern: 4.3km
- Moore Park Beach Shopping Complex: 3.7km
- Moore Park Beach Primary School: 1.1km
- Bundaberg CBD: 26km
- Bundaberg Airport: 29km
- Bundaberg Base Hospital: 24km

RATES: Approx. \$1400 per half (excluding water)

RENTAL APPRAISAL: \$650 - \$680 Per Week

OCCUPANCY: Vacant

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Jennifer Candy on 0412 103 410.

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.

MORE DETAILS

Property ID	1U7WGTV
Property Type	House
Land Area	1787 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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