



5 Egret Lane, Moore Park Beach

PREMIUM LAGOON-FRONT LIVING ON SOUGHT AFTER EGRET LANE

Egret Lane delivers the epitome of private lagoon-front living, set on almost an acre and peacefully positioned at the end of a long driveway, surrounded by tranquil natural scenery and abundant birdlife.

The spacious open-plan home seamlessly connects the kitchen, dining, and living zones, with a well-appointed Euromaids kitchen providing excellent storage and bench space. Accommodation includes four bedrooms, highlighted by a private master retreat complete with spa ensuite and walk-in robe, alongside three additional generously sized bedrooms. Year-round comfort is assured with air conditioning and ceiling fans, while tiled living areas and carpeted bedrooms balance practicality with warmth.

A sunken lounge adds unique character, complemented by tinted windows, security screens, and a comprehensive security system for added peace of mind.

Outdoors, a large entertaining area overlooks the lagoon, framed by

4 2 6

FOR SALE

\$1,050,000

AGENTS

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Interested parties must rely solely on their own enquiries.

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landscaped gardens and a resort-style saltwater pool with waterfall feature. Completing the property is a three-bay barn-style shed, ideal for enthusiasts and hobbyists alike, offering extensive space for workbenches and projects, catering to all storage needs, and enhanced by three-phase power for heavier equipment and tools.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 5
- Land Size: 3,776m²
- Pool: Yes
- Solar System: Yes
- Water Tanks: Yes

KEY FEATURES:

- 4 Generous-Sized Bedrooms & 2 Large Bathrooms
- Ensuite off the Main Bedroom with spa bath
- Expansive outdoor entertaining spaces
- Resort-style saltwater pool with waterfall feature
- Plush Carpet and Ceiling Fans in all Bedrooms
- Air Conditioning in Master Bedroom
- Additional Storage Space Throughout Hallways of the House
- 2-Car Garage - Plus Additional impressive three-bay barn-style shed
- Two 20,000-litre water tanks
- Greenhouse
- Garden Shed

RATES: Approx \$1800 + Water Per Half

DISTANCE TO FACILITIES (approx):

- Moore Park Beach 2Km
- Moore Park Beach State School 2.7Km
- IGA Moore Park Beach 1.2 Km
- Moore Park Beach Tavern 1.1Km
- Bundaberg CBD 21 Km

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	1UH5GTV
Property Type	House
Land Area	3776 m2
Including	Air Conditioning
	Pool
	Spa
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Water Tank

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