



## Moore Park Beach, 56 Acacia Street

BEACHSIDE BLISS - WHERE EVERYDAY FEELS LIKE A HOLIDAY

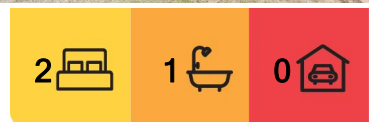
Imagine waking up to the rhythmic sound of waves crashing in the distance, then strolling just minutes up the road for a morning walk along the pristine sands of Moore Park Beach with your family. Or even grabbing a coffee and watching the sunrise over the ocean. This is more than just a home - it's a lifestyle. Welcome to 56 Acacia Street, a coastal gem that blends beachside serenity with modern living.

This delightful two-bedroom, one-bathroom home is a true retreat, offering a private backyard sanctuary and thoughtful touches throughout. Upon arrival, you'll notice the spacious front yard with ample potential for a circular driveway - perfect for easy drive-in/drive-out access. Prefer extra parking? There's additional space along the side of the property, complete with a gated side entry for added security.

Step inside to discover a home that's been carefully curated to offer coastal elegance with



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everyday functionality. The open-plan kitchen showcases unique cool-toned grey oak cabinetry, paired with soft-close drawers and cupboards that elevate the entire space. The electric stove, oven, 'Technika' dishwasher, and a generous walk-in pantry make daily mealtimes a breeze. The heart of the kitchen is its striking raised marble benchtop - ideal for a casual breakfast bar or evening wine with friends. Just adjacent, the spacious living area is equipped with Mitsubishi air conditioning, insulated walls and roof, and louvre windows, ensuring cool breezes flow throughout the home year-round.

Both bedrooms are generously sized, featuring mirrored built-in robes and ceiling fans - perfect for extra storage and keeping the rooms comfortable in every season. The central bathroom offers a sleek basin, toilet, and a rainfall showerhead - a luxurious touch that brings the spa experience home. Just next door, the laundry complements the kitchen's stylish cabinetry and marble benchtop, with a security screen door providing convenient access to the sun-soaked clothesline along the side of the home.

Slide open the living room doors, and you'll discover your own alfresco oasis. With a ceiling fan overhead and plenty of room to entertain or relax, this private outdoor area is perfect for lazy Sunday brunches or evening BBQs under the stars. But the real magic awaits in the backyard - a thoughtfully designed retreat that feels like a tropical holiday escape. Follow winding paths through lush gardens, uncovering surprises at every turn. Whether you're unwinding beneath the shady hut (a peaceful spot for a morning coffee or evening drinks), or watching the kids play in their very own backyard adventure zone, there's something here for everyone.

Love gardening? You'll appreciate the raised vegetable garden - ideal for growing your own herbs and fresh produce right at home. There's also a spacious lock-up shed for storing tools and seasonal items, and a spacious grassy area perfect for pets to roam or even space to transform for future extension. After a beach day, rinse off in the outdoor shower - a must-have for coastal living! Then settle into the tranquil rhythm of your own personal retreat.

Whether you're a small family looking for a cozy beachside haven, a savvy investor seeking a high-demand Airbnb opportunity, or dreaming of your own weekend escape, 56 Acacia Street ticks every box. With its unbeatable location, stunning features, and relaxing vibe, this is the kind of home that makes you feel like every day is a holiday.

#### AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 0
- Land Size: 794m<sup>2</sup>
- Air Conditioning: Yes
- Ceiling Fans: Yes

#### KEY FEATURES:

- Solar Panels on roof
- Factory tinted glass throughout the home
- Two spacious bedrooms with mirrored built-in robes and ceiling fans
- Modern bathroom with rainfall showerhead
- Stylish kitchen with cool-toned grey oak cabinetry and soft-close drawers



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- Electric stove, oven, 'Technika' dishwasher, and walk-in pantry
- Raised marble benchtop with breakfast bar potential
- Open-plan living with Mitsubishi air conditioning and insulated walls and roof
- Louvre windows for year-round airflow
- Laundry with matching cabinetry and marble benchtop, with direct outdoor access
- Large alfresco area with ceiling fan for outdoor entertaining
- Fully fenced backyard retreat with landscaped gardens and pathways
- Lock-up garden shed for extra storage
- Raised vegetable garden for homegrown produce
- Outdoor shower for rinsing off after the beach
- Side access with secure gate and additional parking space
- Potential for circular driveway in the front yard
- Walking distance to Moore Park Beach (approximately 2 minutes)

RATES: Approximately \$1213 per half year (excluding water)

RENTAL APPRAISAL: Approximately \$480 - \$500 per week

DISTANCE TO FACILITIES (approx.):

- Moore Park Beach: 0.3km
- Moore Park Beach IGA: 2.9km
- Moore Park Beach Surf Club: 1.2km
- Moore Park Bowls Club: 1.0km
- Moore Park Beach Tavern: 2.9km
- Moore Park State School: 1.6km
- Bundaberg CBD: 22.9km
- Bundaberg Base Hospital: 22.8km

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.



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## More About this Property

<b>Property ID</b>	1TJYGTV
<b>Property Type</b>	House
<b>Land Area</b>	794 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

### Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

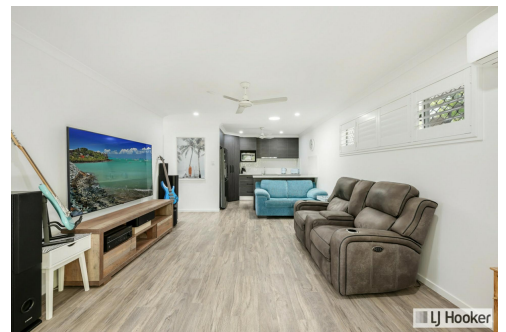
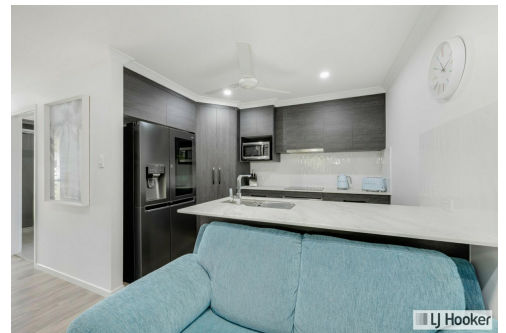
### Jennifer Candy 0412 103 410

Sales Consultant | [jcandy@ljhookerbundaberg.com.au](mailto:jcandy@ljhookerbundaberg.com.au)

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## Floor Plan of 56 Acacia St, 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.