

## Moore Park Beach, 7 Egret Lane

### CHARMING COASTAL RETREAT ON EGRET LANE

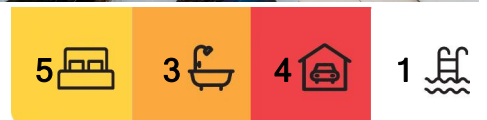
Welcome to 7 Egret Lane, Moore Park Beach—a delightful blend of coastal charm and contemporary comfort. Imagine beginning each day with the serene sounds of birds chirping over a sparkling lagoon, setting the tone for a peaceful morning.

This exquisite 5-bedroom, 3-bathroom brick home, complete with a charming granny flat, perfectly marries rustic allure with modern elegance. The spacious kitchen, adorned with timber benchtops and white cabinetry, embodies a coastal vibe. It features a fresh rainwater system, a dishwasher, and a new induction stove top, seamlessly combining practicality with charm. The ample cupboard space and breakfast bar offer a perfect spot for cooking and socializing while enjoying the tropical backdrop.

The three additional bedrooms, each with plush carpet and ceiling fans, create a cozy and restful environment. They are designed to be warm and inviting, ideal for unwinding after a long day. The master bedroom stands out with elegant timber plank flooring and a



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spacious layout. The ensuite, featuring unique pebble tiling, adds a touch of natural beauty. A sliding door opens directly to the backyard, allowing for an effortless transition from outdoor relaxation to indoor comfort. Imagine enjoying a sunny afternoon swim and then stepping straight into your warm, inviting shower-an indoor-outdoor connection that enhances your living experience.

Step outside to the large timber deck, which offers stunning views of the saltwater inground swimming pool and a cozy fire pit area. This space is perfect for both intimate gatherings and lively celebrations. Picture hosting summer BBQs with friends and family, or enjoying quiet evenings around the fire, sharing stories under the stars. The adjacent gazebo and hanging swing provide additional opportunities for relaxation and entertainment, making it a versatile space for creating cherished memories. A meandering path leads you to a tranquil lagoon, where the gentle sounds of nature create a calming symphony, offering a private escape that feels like your own secret haven. The separate 1-bedroom, 1-bathroom granny flat provides a serene retreat for guests or extended family, complete with soothing views and a peaceful atmosphere.

Moore Park Beach is a family-friendly suburb known for its relaxed lifestyle and welcoming community. With local amenities such as parks, cafes, shops, and Moore Park State School nearby, you'll have everything you need at your fingertips.

7 Egret Lane is more than just a home-it's a sanctuary designed with every detail in mind to offer both comfort and beauty. Discover your dream home today and embrace a luxurious, tranquil lifestyle where every day feels like a retreat into your own personal fairytale.

#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 3
- Granny Flat: Yes - 1 Bed & 1 Bath
- Land Size: 3129m<sup>2</sup>
- Large Outdoor Entertainment Area: Yes
- Pool: Yes
- Solar System: Yes

#### HOUSE FEATURES:

- \*4 Generous-Sized Bedrooms & 2 Stunning Bathrooms - Ensuite off the Main Bedroom
- \* Granny Flat, Offering 1-Bedroom, 1 Bathroom
- \*Large Timber Outdoor Deck and Hanging Swing, Overlooking the Saltwater Inground Swimming Pool
- \* Timber Benchtops, Ample Cupboard Space and Crisp White Cupboards with Display Cabinets in Kitchen
- \* Fresh Rainwater System, Dishwasher, and New Induction Electric Stove Top
- \* Breakfast Bar
- \* Indoor Fireplace
- \* Plush Carpet and Ceiling Fans in all Bedrooms
- \* Air Conditioning in Master Bedroom
- \* Elegant Timber Plank Flooring in Master Bedroom
- \*Additional High Quality Storage Space Throughout Hallways of the House



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\* Cozy Fire Pit and Gazebo in Backyard

\*2-Car Garage - Plus Additional Parking for a Boat, Caravan, or Trailer on the Side of the House

\* Garden Shed with Power - Light installed

RATES: Approx \$1200 + 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 About this Property

<b>Property ID</b>	1SZ0GTV
<b>Property Type</b>	House
<b>Land Area</b>	3129 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (3) Pool

**Jonathon Olsen 0409 534 533**

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