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## Moore Park Beach, 7A Kindt Street

### COASTAL CHARM AWAITS IN THIS NEAR NEW BEACH HOUSE

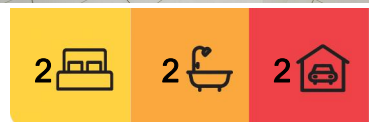
Nestled in a peaceful, family-friendly neighborhood and just moments from the beach, 7A Kindt Street is the perfect blend of comfort, style, and convenience. With its stunning sky-blue exterior, this charming 2-bedroom, 2-bathroom home is ideal for small families, first-time buyers, or savvy investors seeking a prime coastal property.

As you enter through the electric front gate, you'll be greeted by a spacious driveway offering ample parking space. Whether you envision it as extra vehicle space or a relaxing sitting area beneath the provided carport, the options are endless. From here, step inside to discover a bright, open-plan living area that seamlessly combines the kitchen, dining, and lounge spaces-perfect for hosting gatherings or unwinding with loved ones. The clever design ensures that while you're preparing meals in the well-equipped kitchen, you can stay connected to the action in the living room, making it ideal for both entertaining and quiet evenings in.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$555,000

**View**  
[ljhooker.com.au/1T8QGTV](http://ljhooker.com.au/1T8QGTV)

**Contact**  
**Jonathon Olsen**  
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**Jennifer Candy**  
0412 103 410  
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**LJ Hooker Bundaberg**  
**(07) 4131 8000**

The layout also ensures privacy, with the generously sized main bedroom located at one end of the home, featuring its own ensuite for added convenience. At the opposite end, you'll find the second bedroom, which is equally spacious and serviced by a separate bathroom. Both bedrooms are equipped with built-in wardrobes, air conditioning, and ceiling fans to keep you comfortable year-round. The living area is also air-conditioned and well-ventilated with additional ceiling fans, ensuring the whole home remains cool and inviting.

Additional features include a hidden laundry, tucked away for your convenience, and an extra small space that can easily be transformed into a study, activities room, or additional storage-perfect for those in need of flexibility.

On either side of the home, sliding doors open to a large alfresco area, creating the ideal outdoor living space. Imagine relaxing on a warm afternoon with a cold drink and a good book, or hosting family and friends in your spacious backyard while the kids play. At the back corner of the yard, you'll find a generously sized shed, perfect for storing extra belongings or your lawn equipment.

Whether you're looking for a cozy family home or a smart investment property with great rental potential, 7A Kindt Street offers the perfect opportunity. Don't miss your chance to own a piece of coastal paradise.

#### AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 2
- Car Accommodation: 1
- Air-conditioning: Yes (all bedrooms & main living area)
- Ceiling Fans: Yes
- Solar: Yes
- Fully fenced: Yes (all bedrooms and living)

#### KEY FEATURES:

- Beautiful Blue Exterior
- Spacious Driveway
- Open Plan Living
- Generously Sized Bedrooms
- Air Conditioning Throughout
- Ceiling Fans Throughout
- Ensuite in Main Bedroom
- Spacious Alfresco Area
- Generously Sized Shed
- Electric Front Gate
- Gated Property
- Quiet Neighbourhood
- Investment Opportunity

#### DISTANCE TO FACILITIES (APPROX):

- IGA Moore Park Beach: 1.3km
- Bundaberg North State High School: 18.6km



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- Bundaberg North State School: 18.6km
- Bundaberg CBD: 20.8km
- Bundaberg Base Hospital: 20.8km

RATES: Approximately: Approximately \$1200 (plus water)

RENTAL APPRAISAL: \$500 - \$550 per week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533.

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>	1T8QGTV
<b>Property Type</b>	House
<b>Land Area</b>	504 m2

### Jonathon Olsen 0409 534 533

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

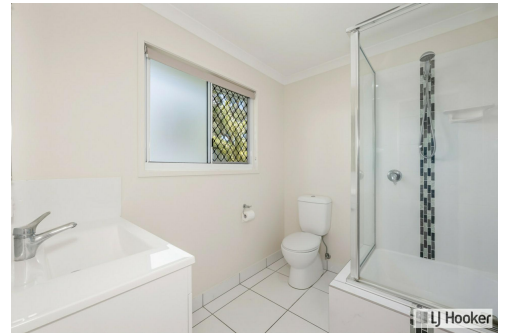
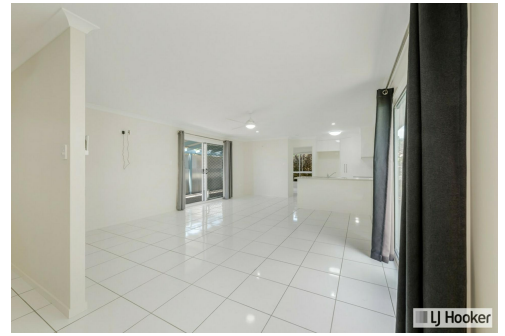
### Jennifer Candy 0412 103 410

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

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