

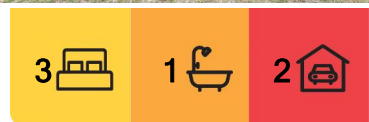


## Moore Park Beach, 9 Plum Tree Crescent

### SECLUDED OASIS WITH LOADED POTENTIAL

Nestled amidst lush greenery and just a short stroll to the beach, 9 Plum Tree Crescent offers the perfect blend of coastal charm and modern living. Whether you're looking for a peaceful retreat or a family home full of character, this property offers it all.

The driveway conveniently wraps around, ensuring easy access for vehicles to move in and out with ease, making day-to-day living a breeze. As you step inside, you're greeted by a cozy entrance with soaring high ceilings, thoughtfully designed to separate the home's welcoming spaces from the busy areas of the house. This seamless flow leads into the open plan living, dining, and kitchen area, where every occasion, from casual meals to family gatherings, is effortlessly accommodated. The kitchen is perfectly positioned to cook up something special, with the dining and lounge areas just a few steps away —perfect for entertaining or simply enjoying time with loved ones. Air conditioning and ceiling fans throughout this central living space ensure year-round comfort for the whole family.



**For Sale**  
OFFERS ABOVE \$699,000

**View**  
[ljhooker.com.au/1T94GTV](https://ljhooker.com.au/1T94GTV)

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**LJ Hooker Bundaberg**  
**(07) 4131 8000**



Down the hall, you'll find a spacious laundry complete with shelving for all your storage needs. Further down, discover three generously sized bedrooms, two with ceiling fans and built-in wardrobes, providing plenty of space for family or guests. The bathroom is perfectly designed with the sink and toilet separated from the bath and shower, offering added convenience during busy mornings. Step outside to the enclosed alfresco area —the ultimate space for relaxing with family and friends. Whether it's a quiet afternoon with a book or a lively weekend barbecue, this area offers the flexibility to suit any occasion. The alfresco seamlessly connects to the two-car garage, featuring both an electric door and a manual door for added convenience.

The stunning backyard is your very own retreat. With easy access to the front yard, the space offers endless possibilities. Throughout the garden, you'll discover a caravan shelter, chook pen, and a unique built structure with textured walls, ready to be transformed into a private office, art studio, workshop, or even a home gym. Featuring its own built-in fireplace, this space could easily be converted into an entertaining hub, perfect for hosting guests. The backyard is a true gem, complete with breathtaking ponds, lush gardens, and plenty of room. Whether you dream of a tranquil reading nook, a vegetable garden, or a play area for the kids, the potential here is endless.

With its perfect blend of coastal lifestyle and modern comfort, 9 Plum Tree Crescent is a home that provides both relaxation and functionality for the whole family. It's a place where memories are made, and the opportunities to create your dream lifestyle are limitless.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 2
- Land Size:
- Ceiling Fans: Yes
- Air Conditioning: Yes
- Solar: Yes
- Fully Fenced: Yes

#### KEY FEATURES:

- Ride-On Lawn Mower included in final sale
- Lush greenery and beach access just a short walk away
- Convenient wrap-around driveway with easy access for vehicles
- Open-plan living, dining, and kitchen with seamless flow for easy entertaining
- Air conditioning and ceiling fans in the main living areas for year-round comfort
- Spacious laundry with built-in shelving for added storage
- Three generously sized bedrooms with ceiling fans and built-in wardrobes
- Bathroom with separate sink/toilet and bath/shower for added convenience
- Enclosed alfresco area, perfect for family relaxation or entertaining
- Two-car garage with both electric and manual doors
- Private retreat-like backyard with access to the front, ponds, and lush gardens
- Unique built structure in the backyard (potential for an office, studio, workshop, or home gym)
- Built-in fireplace in the backyard structure, ideal for transforming into an entertaining area
- Greenhouse, chook pen, caravan shelter, and art studio in backyard



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- Endless potential for creating private spaces or expanding the backyard for various uses

RATES: Approx \$1500 per half year (excluding water)

DISTANCE TO FACILITIES (approx):

- Moore Park Beach 3.4km
- Moore Park Beach State School 1.5km
- IGA Moore Park Beach 4.9km
- Moore Park Beach Tavern 4.8km
- Bundaberg CBD: 25.1km
- Bundaberg Base Hospital: 24.7km

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

Property ID	1T94GTV
Property Type	House
Land Area	4002 m2

**Jonathon Olsen 0409 534 533**

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

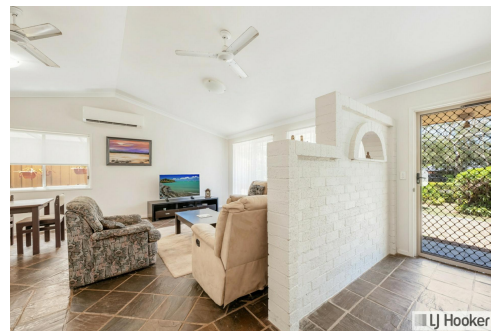
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