



## Moore Park Beach, 14/2 Sylvan Drive

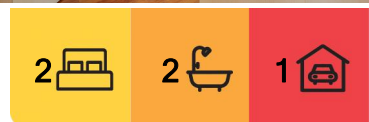
### YOUR CHARMING COASTAL SANCTUARY AWAITS - INVESTMENT OPPORTUNITY

Discover the perfect blend of coastal living and modern comfort at 14/2 Sylvan Drive, Moore Park Beach—a stunning home designed for those seeking a tranquil beachside sanctuary with all the conveniences of everyday life. Nestled in a quiet, peaceful neighbourhood and surrounded by lush greenery, this property truly offers a tropical escape, where the serene natural beauty complements the home's functional layout.

The driveway leads to a single-car garage, with additional parking space for multiple vehicles. The private walkway to the front door creates an intimate entrance and offers a great opportunity to transform the surrounding area into a charming garden or private retreat.

#### FIRST FLOOR:

The expansive first floor is dedicated to open-plan living, with flexible spaces that can be



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tailored to your needs-whether as living rooms, a children's activity area, a gaming room, or private home offices. Glass sliding doors open to a private outdoor sitting area, perfect for hosting family and friends or simply enjoying a quiet moment with a coffee and a book while soaking in the surrounding greenery. A spacious carpeted room with sliding door access to the front of the property offers versatility for a variety of uses, while a separate guest bathroom adds privacy and convenience.

#### UPSTAIRS:

The main living area upstairs is designed for easy flow, connecting seamlessly with the dining and kitchen areas. The layout is ideal for entertaining-whether you're hosting a dinner party or enjoying a casual meal, you'll appreciate the ease of moving between the kitchen and the large timber deck outside. This space is perfect for al fresco dining and unwinding in your private, fenced outdoor area. The kitchen features modern conveniences such as a range hood, electric stove and oven, ample pantry and fridge space, and a spacious bench area. The breakfast bar adds a functional touch, ensuring that your kitchen is as efficient as it is stylish. The upstairs also features a carpeted main bedroom and an additional bedroom, both with ceiling fans and large windows that let in plenty of natural light. The main bathroom is spacious, featuring a shower, toilet, large mirror, and generous sink and bench space, as well as extra cupboard storage for all your belongings.

Perfect for families, remote workers, or those seeking a peaceful coastal retreat, 14/2 Sylvan Drive offers the ideal balance of comfort and convenience. With ample space for living, working, and entertaining, this home lets you enjoy the relaxed beachside lifestyle while staying close to modern amenities. Investors will also appreciate its strong potential for Airbnb or rental income, just a short stroll from Moore Park Beach-one of the region's top coastal destinations. Whether for a permanent home or smart investment, this property offers endless possibilities.

#### AT A GLANCE:

- Bedrooms: 2
- Bathroom: 2
- Car Accommodation: 1
- Ceiling Fans: Yes
- Airbnb Potential: Yes

#### KEY FEATURES:

- Private Walkway & Ample Parking
- Private Outdoor Sitting Area: Glass sliding doors open to an outdoor space ideal for entertaining or relaxing
- Seamless Flow Between Living, Dining, and Kitchen Areas
- Large timber deck for al fresco dining and relaxation
- Investment Opportunity: The property is ideal for families, professionals, or those seeking a coastal retreat, and offers great potential for Airbnb or rental income.

RATES: APPROX. \$1300 per half year (including water)

RENTAL APPRAISAL: \$450 - \$480 Per Week

#### DISTANCE TO FACILITIES:

- Moore Park Beach: 0.3km
- Moore Park Beach State School: 2.0km



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- IGA Moore Park Beach: 3.0km
- Moore Park Beach Tavern: 2.8km
- Bundaberg North State High School: 20.6km
- Bundaberg North State School: 20.5km
- Bundaberg CBD: 31.1km

This villa can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor provide 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 to determine whether this information is in fact accurate.

## More About this Property

<b>Property ID</b>	1T7EGTV
<b>Property Type</b>	Unit
<b>Land Area</b>	102 m2

### Jonathon Olsen 0409 534 533

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

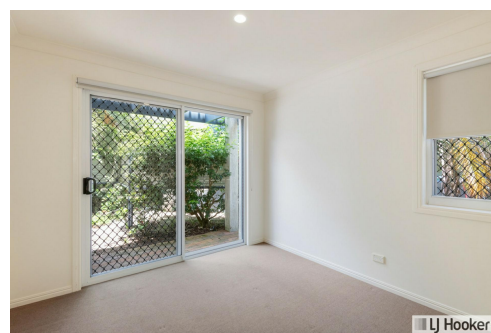
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