



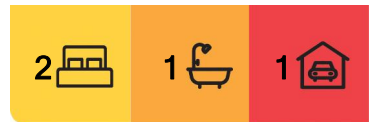
Moore Park Beach, 2/1 Sylvan Drive

COASTAL CHARM & MODERN LIVING AWAITS IN YOUR OWN PRIVATE SANCTUARY ON SYLVAN DRIVE

Discover your own slice of paradise in this beautifully presented home, perfectly positioned on sought-after Sylvan Drive—just a short walk from the sand and sea. Combining privacy, style, and unbeatable coastal convenience, this property is the ideal retreat for relaxed beachside living or a smart investment in a high-demand location.

Secure off-street parking with a roller-door carport sets the tone for peace of mind, while a charming bamboo gate opens to a lush, leafy sanctuary. Step into a tranquil outdoor sitting area, the perfect spot for your morning coffee or evening unwind. CrimSafe screens and security features throughout add an extra layer of comfort and seclusion.

Inside, the open-plan living area offers a light-filled space designed for both relaxation and entertaining, complete with air conditioning and a ceiling fan. A sliding door connects effortlessly to the carport and side yard, enhancing everyday convenience. The spacious



For Sale
Please Call

View
ljhooker.com.au/1TDZGTV

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kitchen is a coastal delight, featuring a long breakfast bar that opens to the front of the home-perfect for catching ocean breezes. Coastal-inspired tiles add a fresh, elegant touch and continue through the stylish bathroom and laundry. Both bedrooms are generously sized and air-conditioned, with ceiling fans for year-round comfort. The master also boasts a walk-in wardrobe, adding valuable storage and functionality.

Step outside to a serene backyard retreat-surrounded by established tropical plants yet still offering potential for personal landscaping or outdoor projects. A timber path leads to a lock-up shed, ideal for storing garden tools or beach gear. Whether you're seeking a relaxed lifestyle by the sea or a quality investment in a thriving coastal market, this home ticks every box. Don't miss your chance to secure this unique property just moments from the beach, cafes, and local amenities.

AT A GLANCE:

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

KEY FEATURES:

- Secure one-car parking space with roller door
- Private retreat with lush greenery and CrimSafe screens throughout
- Sliding door access to carport and side yard
- Large main and second bedrooms, both with ceiling fans and air conditioning
- Main bedroom featuring a walk-in wardrobe
- Private backyard with space for entertaining, children, and pets
- Stunning plants with potential for further landscaping
- Lock-up shed for garden tools and seasonal items
- Ideal for families or as a high-demand investment opportunity

RATES: APPROX. \$1178 per half year (excluding water)

RENTAL APPRAISAL: \$400.00 - \$420.00 per week.

DISTANCE TO FACILITIES:

- Moore Park Beach: 1.5km
- Moore Park Beach State School: 1.9km
- IGA Moore Park Beach: 2.9km
- Moore Park Beach Tavern: 2.8km
- Bundaberg North State High School: 20.5km
- Bundaberg North State School: 20.5km
- Bundaberg CBD: 22.9km

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



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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

Property ID	1TDZGTV
Property Type	Unit

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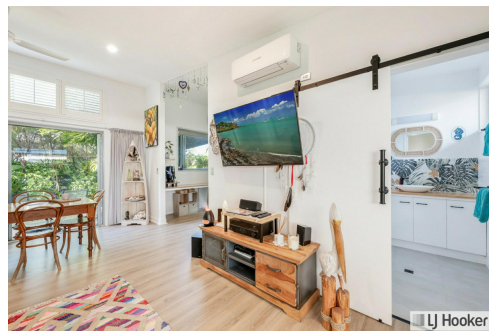
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