



Moore Park Beach, 9/2 Sylvan Drive

UNINTERRUPTED VIEWS FROM THE BEST VILLA HERE

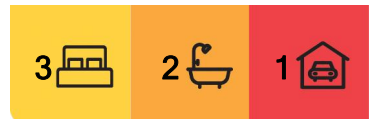
This villa is a rare gem, one of the few in the area with uninterrupted, panoramic sea views right from your private balcony - a priceless feature that ensures your view will remain forever pristine. It's the perfect combination of serene coastal living and modern elegance.

The lower level is thoughtfully designed for both function and comfort. It includes a single garage with an integrated laundry area, as well as a guest bedroom, a versatile office space, a bathroom, and a separate living area that offers flexibility for various uses. Large glass sliding doors lead you directly into your own Mediterranean-style courtyard, a tranquil oasis with a charming pizza oven, ideal for alfresco dining and entertaining family and friends in the perfect setting.

Upstairs, the villa is bathed in natural light, thanks to the warm timber floors that flow throughout the space. The open-plan kitchen, living, and dining areas create an expansive



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For Sale
Offers Above \$545,000

View
ljhooker.com.au/1T58GTV

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and inviting atmosphere, with plenty of room to relax and entertain. The modern kitchen is both functional and stylish, featuring a spacious pantry, a sleek range hood, and a built-in dishwasher, making meal preparation a breeze. The living and dining areas seamlessly connect to the balcony, where you can soak in the sea breeze and take in the spectacular views.

The master bedroom upstairs is a true retreat, offering a walk-through robe and a luxurious two-way ensuite, providing both privacy and convenience. Every detail in this villa has been carefully considered, with high-quality timber and plank flooring throughout, adding warmth and sophistication to every room.

Whether you're enjoying the tranquil courtyard or the expansive views from the balcony, this villa offers a lifestyle of luxury, comfort, and unparalleled coastal charm.

AT A GLANCE:

- Bedrooms: 2
- Bathroom: 2
- Car Accommodation: 1

Moore Park Beach - at a glance?clean, safe, affordable and under priced by coastal standards...what more could you want?? Price and position - everyone's criteria - we have both!

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

Property ID	1T58GTV
Property Type	Villa
Land Area	161 m2

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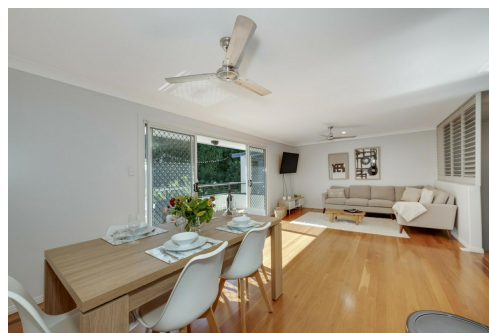
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