

**17 Woodlands Lane, Moore Park Beach, Qld 4670**



**House For Sale**

Saturday, 15 June 2024

17 Woodlands Lane, Moore Park Beach, Qld 4670

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 3498 m2**

**Type: House**



Tania Bunyan

## Offers Above \$999,000

17 WOODLANDS LANE MOORE PARK BEACH - EXCLUSIVELY LISTED FOR SALE BY TANIA BUNYAN FROM R&W. Welcome to this stunning private contemporary home nestled on a park-like 3,498m<sup>2</sup> landscaped allotment, seamlessly blending luxury with natural beauty. Backing onto a serene wetlands reserve with an abundance of bird life and established trees, this residence offers an unparalleled living experience. This top-quality build features premium fixtures and fittings throughout. The home boasts three large bedrooms, including a master suite with a luxurious ensuite bathroom. The heart of the home is the stunning kitchen, equipped with high-end appliances and designed for both functionality and style. The kitchen opens onto an expansive outdoor entertaining area, perfect for hosting gatherings while enjoying picturesque views over the beautifully landscaped gardens. Completed in November 2017 by reputable builders, Warren Family Homes this home has been built and designed with privacy and seclusion in mind. It is surrounded by other quality homes on Woodlands Lane in a unique development built around the lagoon and wetlands reserve with heritage street lighting, paved footpaths, underground electricity and town water. This lot has been selectively cleared with sweeping green lawn whilst maintaining the established tropical palms and trees providing shade, privacy and attracting native birds and wildlife to the area, making it a nature lover's paradise. The contemporary home is positioned high on the block and looks over the beautiful tranquil tropical gardens. This home is divine! All the hard work has been done and it presents as NEW! Experience the perfect balance of elegance and tranquillity in this exceptional property. Suitable for large or small families with 3 large bedrooms plus an attached workshop area with powder room that can be easily converted into a 4th bedroom if required. Interior Features: • Entry hall with large custom designed timber/glass front door • Extra wide Hallway with large window looking out to a courtyard garden • Kitchen with huge kitchen island, double sink, stainless steel Bosch wall oven, extractor fan & Bosch dishwasher, induction cook top, walk in pantry, floor to ceiling cabinetry with plenty of kitchen cupboards, soft closing drawers, breakfast bar and ample bench space. The kitchen has views over the tropical gardens and sliding door external access to the huge outdoor undercover entertaining area. • Dining area with external access to the entertaining area and front courtyard and gardens with easy access to the established fruit and vegetable gardens. • Large living room with ceiling fan, New A/C which also has garden views • Great sized Master Bedroom with gorgeous garden views, walk in wardrobe and beautiful ensuite with underfloor heating, shower, toilet and vanity. • 2 Further Queen size bedrooms with built in wardrobes and ceiling fans • Stunning main bathroom with underfloor heating, shower, vanity, bath and toilet • Large laundry with 2 storage cupboards • 2 vehicle 7m x 6.5m garage with 2.7m high clearance remote controlled roller door, storage cupboards and internal access. • Additional 1 bay garage/workshop with power/phone sockets, toilet & hand basin with roller door and internal access - This would make a great guest room, art studio or is perfect for working from home with separate entry. Additional Interior Features: • Louvre windows for cool breezes and cross ventilation • Plenty of windows and glass doors for indoor/outdoor flow, lots of natural light and gorgeous views of the gardens from all rooms. • Quality window treatments throughout • Ceiling fans in bedrooms, & living rooms • Fully insulated ceiling and walls • Beautiful internal tiles throughout all living areas including hallway, kitchen, dining, living room, bathroom and laundry • Carpet in 2 bedrooms, Main bedroom has New blackbutt timber flooring • Quality internal doors • 3 metre ceilings in kitchen and dining room • Contemporary neutral colour scheme throughout Exterior Features: • Exposed aggregate driveway • Tropical landscaped gardens with lawns, mulched gardens, raised vegetable garden, established plants, trees and tropical palms • Huge 12m x 6m undercover outdoor entertaining area with striking sandstone look tiles, 3 metre ceilings, feature timber posts, TV point and stunning views overlooking the tropical gardens • Direct access to lagoon and wetlands • Rendered brick house constructed on concrete slab with colourbond roof • Solarhart hot water • 6.6kw solar system • 2 water tanks - approximately 25,000 litres • Close to beach and shopping village. Moore Park Beach is a thriving coastal community with 19 km of golden sandy beach. The northern end of the beach has four-wheel driving access to fishing, crabbing and camping and the southern end is a popular swimming area with seasonal patrols by the Moore Park Beach Surf Lifesaving Club. Moore Park Beach maintains a natural environment with an abundance of mature trees and wildlife including birds, kangaroos and the beach is a nesting site for loggerhead sea turtles in the summer months. Moore Park Beach also offers all the essential amenities such as a shopping village with IGA supermarket, Doctor's Surgery, chemist, takeaway shops, bakery, gym, modern primary school and childcare centre, clubs such as Moore Park Beach Tavern and the Bowls Club. It is a 20-minute drive to Bundaberg CBD or 45-minute flight to Brisbane. This is a private, peaceful coastal lifestyle location where you can enjoy the 19km long beach with golden sand, surf, and long walks along the beach or relax and watch the birds and ducks in the lagoon from your own backyard. Don't

miss the opportunity to make this exquisite home your own! Contact Tania Bunyan from R&W on 0488918588 or [tania.bunyan@randw.com.au](mailto:tania.bunyan@randw.com.au)