

26 Kingfisher Crescent, Moore Park Beach, Qld 4670



Sold House

Monday, 14 August 2023

26 Kingfisher Crescent, Moore Park Beach, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 4855 m2

Type: House



Tania Bunyan

\$915,555

EXCLUSIVELY LISTED BY TANIA BUNYAN FROM RICHARDSON & WRENCH BUNDABERG & BARGARA Located in one of the BEST streets in Moore Park Beach, 26 Kingfisher Crescent is a must see with its "wonderful features" and it takes "Outdoor Living" to the next level! (See photos) This stunning 3-bedroom brick home + large studio or 4th bedroom with HUGE 3 Bay Shed and 3 Bay High Clearance Carport is well positioned on the fully landscaped lot with a horseshoe gravel driveway leading through the established gardens up to the home and garaging. Kids and pets will have fun playing in the large secure fenced backyard and family and friends will love the amazing variety of resort-style facilities on offer. The 6m x 2.5m plunge pool has a high clearance roof making it sun safe and easy to maintain as the roof keeps the leaves out. There are newly paved pathways around the pool and more importantly follow the yellow brick road to the new "fireplace amphitheatre" with the extra-large solid fireplace to sit around and tell yarns about the fish that "didn't get away" (check out the photos!). Two new large wooden pergolas provide undercover outdoor entertaining areas with room for outdoor living and dining, and the Bali bathroom is divine with a freestanding bath and shower with hot & cold water. There's so much more, but you simply must come and have a look yourself to appreciate what's on offer here as it's better in real life! (Better than the photos!!) There's literally an endless range of outdoor entertaining options that are lovely by day but even more spectacular in the evening with excellent outdoor lighting creating that perfect ambience under the night sky. The interior of the home is immaculately presented with a tasteful coastal atmosphere. The high vaulted ceilings are a real feature and provide the home with an abundance of natural light and makes it feel very open and spacious. Internally the home features 3 bedrooms with built in wardrobes, large living room, modern kitchen, and dining room with sliding door access to outdoor undercover entertaining areas, main bathroom with large shower and vanity, separate toilet, and laundry. A NEW attached large studio can be used as an extra bedroom, parent/teenager retreat, 2nd living area, home office or even an art or music studio, it's awesome with own entry door and leadlight windows that add a warmth that is priceless! To top it off, this property is surrounded by quality owner occupied homes, all on large one-acre Rural Residential lots and this home occupies one of the largest lots in the street being almost one and a quarter acre in size (4855m²), so no neighbours too close and only the whisper of the waves and the bird song to keep you relaxed and happy. Bordered by the State Reserve with native bushland to the back of the property, direct beach access via the back gate, and a boat ramp close by, there is always plenty to do. If you prefer quiet activities, walk to and along the beach, sit back and relax in the fireplace amphitheatre, pamper yourself in the outdoor Bali bathroom, enjoy a barbecue in the large outdoor undercover entertaining areas, potter in the garden or watch the local birdlife enjoying the native trees and splashes in the birdbaths. The local Primary School, Shopping Village and other amenities are all conveniently situated within a few minutes' drive. A second bathroom with shower, toilet and vanity in the shed provides an opportunity to turn the existing shed into a granny flat or further accommodation for guests.

INTERIOR FEATURES

- 3 bedrooms with built in wardrobes plus large studio that can be used as an 4th bedroom.
- Kitchen with 900mm electric oven with 5 burner gas cook top, stainless steel extractor fan and dishwasher, ample bench space and kitchen cabinetry with soft closing drawers.
- Large Living room
- Dining room with sliding door access to outdoor entertaining areas
- NEW attached studio (10m x 4m) featuring vaulted ceilings, leadlight window, and own entry door - makes a great 2nd living room/4th bedroom/art or music studio or work from home space.
- Main bathroom with vanity & large shower with 2 shower heads
- Separate Toilet
- Laundry

ADDITIONAL INTERIOR FEATURES:

- Easy-Care vinyl plank style flooring throughout living areas and bedrooms
- Tiled studio room, bathroom, toilet, and laundry
- High Vaulted Ceiling throughout
- Ceiling fans throughout
- A/C in living room and main bedroom – Mitsubishi Heavy Industries brand
- Quality window treatments including new linen sheer curtains
- Freshly painted with crisp white walls & ceilings with a splash of coastal blue
- Feature VJ wall panelling
- Front security camera
- USB smart power points in Kitchen, Living & Studio

EXTERNAL FEATURES:

- Land size: 4855m²
- 3 Bay garage with 2 roller doors and space for workshop plus 2nd bathroom with shower and toilet.
- 3 Bay high clearance carport
- Front portico
- Full length (approx. 2.5 metre wide) undercover back verandah off the kitchen/dining room with outdoor power
- Stunning established gardens offering outdoor resort style entertaining options.
- Undercover 6m x 2.5m plunge pool
- Outdoor Bali bathroom
- Fireplace amphitheatre
- 2 wooden pergolas for undercover alfresco living and dining
- Fully fenced (dog proof) backyard
- Access to beach via back gate
- 22,700 litre water tank
- Gated Vehicle access to back yard
- Cell Fi – Antenna – For mobile phone coverage
- Only a hop, skip and a jump to the 19km long sandy beach
- Stunning property with absolutely nothing to do!

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 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, chemist, takeaway shops, bakery, modern primary school, Moore Park Beach Tavern, and Bowls Club. It is a 20-minute drive to Bundaberg CBD or 50-minute flight to Brisbane. This is a peaceful private coastal lifestyle location with a climate rated 4th best in the world! Come and enjoy the sounds of the ocean, fresh air, cool ocean breezes, sun, sand, surf, and long walks along the beach. Nature lovers will love the variety of visiting wildlife & birdlife including willy wag tails, kookaburras, parrots, and kangaroos. Contact EXCLUSIVE listing agent Tania Bunyan from Richardson & Wrench Bundaberg & Bargara on mobile 0488 918588 or email at tania.bunyan@randw.com.au for further information. Disclaimer: R&W Bundaberg Bargara 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