

# 40 Lagoon Drive, Moore Park Beach, Qld 4670

## House For Sale

Thursday, 9 November 2023



40 Lagoon Drive, Moore Park Beach, Qld 4670

**Bedrooms: 5**

**Bathrooms: 3**

**Area: 4035 m2**

**Type: House**



Brad Barth

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**O/A \$990,000**

Situated on a large acre lot surrounded by nature and backing onto the Lagoon while still only being a short walk to the beach or amenities, you really can't beat a location like this when it comes to peaceful living and convenience. Built in 2017 the home itself is of epic proportions and lends itself to multi family or large family living and offers the potential to run your own income producing BnB. Divided into three separate sections, the first section you enter upon walking in the front door is the master area. This features a second bedroom/office, plus a living space and off the living space is the master bedroom with ensuite plus walk in robe. Each section also has its own veranda looking out to the lagoon. A large 6.6kw solar system sits on the roof also. The second section features a spacious open plan kitchen/dining. The modern kitchen features plenty of cupboard space as well as a breakfast bar and the area (like the rest of the home) also boasts plenty of windows giving you great views of the surrounding nature. Off this area is the main bathroom featuring walk in shower plus tub and toilet as well as a separate laundry and another additional toilet in the powder room. You can also gain access to the largest section of veranda which is fitted with two ceiling fans and offers a large space for outdoor entertaining and dining. It even has electrical ports to install an outdoor kitchen to really create that outdoor living environment, they have really thought of everything! The third section is a fully self-contained granny flat with its own kitchenette, bathroom, living space and bedroom as well as access to its own private veranda. From the dual or even triple living potential, income producing potential, prime location to the beautifully designed bathrooms and one of a kind floorplan this home has it all. The home is an entertainer's delight! As soon as you see this unique property, you will be amazed! There is also an additional container/site officer that on the block which will be left for the purchasers as extra storage or space. Sun, sand & fun! Welcome to Moore Park Beach. 20 minutes out of Bundaberg this coastal town has everything you need! Listen to the sound of the waves crash while enjoying the peace and serenity of being surrounded by nature. Have a game of tennis then cruise down to the beach for a dip. Go do your weekly shopping at the IGA and then slip into the Tavern for a snappy one. Everything you need is at your fingertips & you aren't fighting the masses for that luxury! For more information or to arrange an inspection, please call Brad Barth on 0474 444 007 today! \*\*Every effort has been made to verify the correct details of this marketing although, neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.\*\*