

# 46 KINGFISHER CRESCENT, Moore Park Beach, Qld 4670



## House For Sale

Thursday, 9 November 2023

46 KINGFISHER CRESCENT, Moore Park Beach, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 4099 m2

Type: House



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luke Ellison

0459351262

**\$1,190,000**

To enquire, please email or call 1300 815 051 and enter code 8894 This property would suit an environmentally conscious family looking for an almost new home on a quiet, beautiful, fully fenced, north-facing acre (4099 sq m) of land, with shady mature trees, town water, solar panels, bus stop at door and a good distance from neighbouring houses. With plenty of room for the children and only a 10-minute walk to a lovely, safe, sandy beach (small surf, no dangerous stingers or crocodiles), our home is only a 25-minute drive to Bundaberg. Low rates (\$1261 per half year excluding water usage) and minimal or no power bills. Save yourself the hassles and trauma of building with this high quality 12 month old 4/5 bedroom (media room can be used as a fifth bedroom if required) lowset brick home, 2 bathrooms, powder room, media room (with sound insulation) and 3 vehicle accommodation in a high clearance 9 m x 8m shed with full electrics, double electric doors with remotes and an open carport for the largest boat or caravan. The home was built to bring the outdoors in with 2 large tiled, under roof patios fully opening with stacked back doors onto the open plan living area. This passively designed home faces due north so no hot summer sun enters the building. All windows are expensive lockable louvres for maximum airflow and cross ventilation. There is double insulation in the ceiling and in the western wall. No air conditioning is needed which results in minimal or no power bills (we often get a credit). The home is very private with all windows looking out onto the treed areas (not to neighbours' houses) and is situated well back from the front boundary. Imagine sitting on the front patio with your coffee in the morning watching the kingfishers and kookaburras, and then going for a walk to the beach for a swim. We will miss this house but we are selling to be closer to family.

About Moore Park  
Moore Park Beach is a quiet, safe beachside community featuring lots of trees a short 25 min drive to Bundaberg. It has a lovely safe, sandy swimming beach with lifesavers at the surf club house. It is serviced by school buses and buses to Bundaberg. There is a primary school, IGA supermarket, takeaway stores, cafe, bakery, gym, doctor, chemist, hairdresser, childcare centre, bowling club, playgrounds, service station, caravan park etc. There is a good tavern serving great food and takeaway pizzas. Moore Park has a very agreeable climate with minimums in winter usually no less than 10 degrees and maximums in summer usually no more than 30 degrees. It is flat with a number of bikeways and walkways. The vehicle beach access point is close by.

Features at a glance

- 12-month-old 222 sq m lowset brick house, 4 bedrooms all built-in, enclosed media room with a door could be used as a fifth bedroom, 2 bathrooms, powder room, open plan kitchen, dining and lounge area looking out onto the two large under roof patios.
- 72 sq m three-car steel garage.
- Built by GJ Gardners and still under warranty.
- A very large main bedroom and a large walk-in robe, good Caesar Stone kitchen with plenty of pantry and storage space - quality European appliances including an ASKO dishwasher BOSCH gas hotplates, wall oven with separate grill.
- Higher than normal ceilings, fully screened in aluminium mesh, storage room, good laundry with cupboards.
- The home was designed to be north facing so no hot summer sun enters the house. Windows are all lockable louvres for maximum airflow with large stack back sliding doors onto the patios. This ensures maximum cross flow ventilation so no air conditioning is needed reducing power costs.
- North facing, fully fenced and landscaped one acre (4099 sq m) block with lovely specimen trees and fruit trees. The gardens feature continuous concrete kerbing as a driveway and garden edging. Town water, power, bus at door, kerbed and channelled, possibly the best street in Moore Park Beach with quality homes and just a 10-minute walk to a safe sandy swimming beach.
- Block bordered by Kolan Conservation Park at the back overlooking a lagoon, usually with lots of bird life (dry at present due to drought)
- Solar panels linked to the electric HWS with a timer to operate during daylight hours
- Custom Orb colour bond roof in a light colour for better sun and heat reflection
- Bluescope Australian Steel frame - termite-free. The house is built to BAL 12.5 fire rating
- Flood-free in all Bundaberg floods (Council pictures will confirm this. Reasonably priced house insurance with "Sure" for all events.
- FUJI treatment plant costs \$85 per quarter to maintain and water is treated to a tertiary standard which goes into underground evaporation trenches in sandy soil. There is the option of using the recycled water on your plants and trees via a plug-in socket and hose.
- NBN fibre to the kerb internet which is great. However, can be upgraded to Fibre to the House for super fast internet. Great TV reception with a special high-quality antenna.
- Double insulation in the ceiling (under the roof and on the ceiling) as well as in the western wall. The media room has sound insulation and a door.
- There is a 1000L rainwater tank plumbed into the kitchen with a pump so you can choose to drink the water or use it in the garden.
- All gutters have steel gutterguard installed.
- Town water to the block with 4 outside taps. Power runs underground from the pole at the front of the property.
- Tool shed and chook yard/chook house.
- Aggregate concrete paths with a path to the outside rotary clothesline.
- 12-month-old Rover Rider mower is available for purchase at half new price (little use)
- Room to build another shed if desired.

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