

**134 SYLVAN Drive, Moore Park Beach, Qld 4670**



**House For Sale**

Thursday, 11 July 2024

134 SYLVAN Drive, Moore Park Beach, Qld 4670

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 2233 m2**

**Type: House**



Tania Bunyan

## Offers Above \$1,899,000

134 SYLVAN DRIVE, MOORE PARK BEACH - EXCLUSIVELY LISTED FOR SALE BY TANIA BUNYAN FROM R&W. Discover the epitome of luxury living with this stunning 4-bedroom oceanfront residence, complete with a separate self-contained 1-bedroom granny flat. Situated on a sprawling 2233m<sup>2</sup>, this property offers everything you need for a comfortable and opulent lifestyle.

**Main Residence:**

- **Upper Level:**
  - Open plan living, dining, and kitchen area featuring a kitchen island, stone benchtops, quality appliances, and a butler's pantry.
  - Unique lazy butler system for convenient grocery transport from the lower level.
  - High raked ceilings and expansive windows offering glorious ocean views from most rooms.
  - Spacious master bedroom with walk-through robes and a luxurious ensuite.
  - Separate guest powder room and a dedicated office.
  - Large undercover deck perfect for relaxing and entertaining.
- **Lower Level:**
  - Three additional bedrooms and a secondary living room with a kitchenette.
  - Luxurious main bathroom, separate toilet, and a fully equipped laundry.
  - Direct access to undercover outdoor entertaining areas and a sparkling concrete swimming pool.

**Granny Flat:**

- Open plan living/dining and kitchen area.
- One-bedroom, combined laundry/bathroom, and a built-in office nook.
- Large undercover entertaining area.

**Exterior Features:**

- Attached garage with internal access.
- Additional 2-bay shed plus a further 2-bay carport, providing ample parking for a caravan, RV, boats, and multiple vehicles.
- Fully fenced with automated front security gates, fully landscaped grounds with established lawns and irrigated gardens.
- Self Sufficient features include solar system, water tank & veggie gardens.
- In-ground concrete swimming pool
- Lovely undercover outdoor entertaining options on the upper and lower levels.

Built in late 2022, this property has all the features you would expect in an As New luxury home such as LED lighting, Air-conditioning, ceiling fans, automated exterior blinds, quality window treatments, and so MUCH MORE!

**Location:** 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. Experience the perfect blend of luxury, convenience, and breathtaking ocean views with this exquisite property! 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)