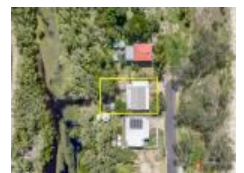


25 Esp, Coonarr, QLD 4670

OFFERS ABOVE \$949,000

House 4  2  2 



## ABSOLUTE COASTAL POSITION ? STEPS TO THE SAND, LIFESTYLE UNM

Perfectly positioned along the highly sought-after Esplanade in Coonarr, this property delivers what so many buyers dream of but rarely secure  $\frac{1}{2}$  direct proximity to the beach, uninterrupted coastal surroundings, and a lifestyle defined by the ocean.

**Open for Inspection**

By Appointment.

Just steps from your front door, the sandy shoreline stretches for kilometres, offering morning walks, fishing, and peaceful seaside living away from the crowds. With no high-density development and surrounded by natural coastal vegetation, this location provides a rare sense of privacy and tranquility while still being within easy reach of Bundaberg.

Elevated to capture cooling sea breezes and glimpses of the coastline, the home is designed to maximise its incredible position. The expansive front deck becomes the ultimate vantage point  $\frac{1}{2}$  perfect for entertaining, relaxing, or simply soaking in the sound and feel of the ocean just moments away.

Inside, the home has been thoughtfully updated to complement its unbeatable location. The light-filled open-plan living and dining area flows seamlessly out to the deck, reinforcing that strong connection between indoor comfort and outdoor coastal living.

The refreshed kitchen features resurfaced cabinetry, new benchtops, and a replaced gas stove, while four well-sized bedrooms across two levels provide flexibility for families, guests, or holiday use. Upstairs boasts a newly renovated bathroom, with additional amenities downstairs for convenience.

Significant upgrades throughout the property ensure peace of mind, including a full electrical replacement, new lighting, fans, flooring, fresh paint, and improvements to both structure and presentation. The insulated roofing over the front deck enhances year-round enjoyment of the outdoor space  $\frac{1}{2}$  a key feature given the home's prime coastal positioning.

Set on a spacious block with a recently replaced retaining wall and serviced septic system, there is still ample opportunity to further enhance or simply enjoy the relaxed beachside setting as it is.

### AT A GLANCE:

$\frac{1}{2}$  Bedrooms: 4

$\frac{1}{2}$  Bathrooms: 2

$\frac{1}{2}$  Car Accommodation: 2

### Listed By

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