

**16 Regency Rd, Moore Park Beach, QLD 4670**

**Sold - 9/11/2021**

House 3  1  1 



### 3 BED + OFFICE - PRESENTING FANTASTIC INVESTMENT OPPORTUNITY

Positioned less than 2km to turtle nesting, walking trails & 4WD'ing on beaches sits this modern 3 bed + office brick home with single lock up attached garage on a massive 1514m2 fully fenced block. The open plan living and dining area is finished with a neutral colour palette, low maintenance tiles and air-conditioning. The kitchen offers a functional layout with quality appliances, including gas cooking.

**Open for Inspection**

By Appointment.

Comprising of three carpeted bedrooms all with built-ins and ceiling fans and serviced by a main bathroom with shower and bathtub, plus a separate toilet.

Moore Park Beach has a relaxed atmosphere; come and escape the hustle and bustle of city life. Moore Park offers fantastic 4x4 driving, fishing, local convenience store, IGA Supermarket, Tavern and Bowls Club.

#### PROPERTY FEATURES:

- 3 bedrooms all with carpet, ceiling fans and built in robes
- Airconditioned living, dining, kitchen area
- Separate office (currently used as additional bedroom)
- Kitchen features 4 burner gas cooktop + dishwasher
- Modern bathroom with bathtub, separate toilet
- Single attached lock up garage
- Huge fully fenced 1514m2 allotment with double side access - ample room for shed or pool

#### AT A GLANCE:

- 3 bed
- 1 bath
- 1 car
- Land Size: 1514m2
- Rates: Approx. \$1250 per half year
- Rent: \$264.80 per week + Annual Payment from the Government (Lease Expires 18/07/2022)

This property would make a great investment to add to your portfolio or simply a beautiful home on the coast to enjoy yourself. For further information and to

#### Listed By

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