



3/92 Scenic Highway, LAMMERMOOR, QLD 4703

Holiday Vibes, Everyday Living!

Positioned within the sought-after Sandpiper complex and directly opposite the iconic Lammermoor Beach, Unit 3 presents an excellent opportunity to secure a well-located ground-floor apartment offering effortless coastal living. With 80sqm of internal space, the property is ideally suited to those seeking easy access, low-maintenance living, or a flexible investment in a high-demand beachside setting.

The layout is practical and comfortable, with an airconditioned living area with semi-separated lounge and dining zones designed for everyday ease. Both bedrooms are well-proportioned and include built-in wardrobes, while the front patio provides a space to enjoy the sea breeze and coastal atmosphere.

Set within a well-maintained complex complete with a swimming pool and secure undercover parking, the property also benefits from its close proximity to the Yeppoon CBD and is just minutes from the Rosslyn Bay Marina, offering convenient access to caf  s, shopping, and boating facilities.

Whether as a permanent residence, holiday base, or income-producing asset, this is a compelling opportunity in one of the Capricorn Coast's most tightly held beachfront locations.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 111P0698

SALE DETAILS

**Offers Over \$550,000
Considered**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Paul Minto
0413 969 021

Rates: \$1942.90 / 6months

Body Corp: \$1793.34 / 3 months

Key Features:

- Ground-floor Unit 3 within the Sandpiper complex
- 80sqm of internal living
- Directly opposite Lammermoor Beach
- Single air-conditioned living area
- Two bedrooms with built-in wardrobes
- Private front patio capturing sea breezes
- Complex pool and secure undercover parking
- Minutes to Yeppoon CBD and Rosslyn Bay Marina

Other features: Ocean Views

- Land Area 80.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





