



6 Hutton Street, YEPPOON, QLD 4703

Character Home Walking Distance to Beach & Town

Positioned on a generous 1,012m² block, this elegant Queenslander at 6 Hutton Street offers timeless character combined with modern comforts, all within walking distance to Yeppoon's beaches, shops, caf  s, and vibrant main street.

Featuring four bedrooms plus a study and two separate living areas, the home is designed with family living in mind. The spacious master suite boasts a walk-in robe with abundant storage, while the family bathroom with separate toilet and an additional powder room ensures everyday practicality.

High ceilings, polished timber floors, and traditional detailing celebrate the home's heritage, while modern conveniences such as air-conditioning, ceiling fans, and a 6kW solar system provide year-round comfort.

The generous kitchen flows seamlessly to the expansive back deck, overlooking the established gardens â   a private setting enhanced by the home's unique position, with no immediate neighbouring homes. On one side is the hospital, while the other property sits well offset from the fence, providing peace and privacy rarely found this close to town.

TYPE: For Sale

INTERNET ID: 111P0947

SALE DETAILS

**Offers Over \$649,000
Considered**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
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Jack Hughes
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Currently tenanted at \$620 per week until 23rd November, with the property to be vacated thereafter.

Additional features include:

- Secure parking for two vehicles under the home, plus laundry and storage space
 - High-clearance caravan/boat carport with side access
 - Excellent central location â## walk to the beach, clubs, restaurants, and town centre
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- Land Area 1,012.00 square metre
 - Bedrooms: 4
 - Bathrooms: 2
 - Car Parks: 3





