

## 14 Bells Court, ROSSLYN, QLD 4703

### Family Home and Enjoy the Relaxed Capricorn Coast Lifestyle

A fantastic family home just minutes from Rosslyn Bay Boat Harbour - the gateway to the Great Southern Barrier Reef and surrounding islands.

Positioned in a quiet cul-de-sac, this well-presented property is also within walking distance to the beautiful Lammermoor Beach, offering the perfect blend of coastal lifestyle and everyday convenience.

Step inside through the welcoming foyer and into a spacious open-plan family and dining area. The modern kitchen features a practical servery that connects effortlessly to the covered outdoor patio, creating the ideal space for entertaining or relaxed family living.

The generous master bedroom includes a private ensuite and walk-in robe, while the thoughtfully designed layout of the home provides additional living space for the whole family.

Additional features include:

- Separate TV/media room.
- Crimsafe security screening and solar-tinted windows.

**TYPE:** For Sale

**INTERNET ID:** 111P0962

#### SALE DETAILS

**Offers Over \$949,000  
Considered**

#### CONTACT DETAILS

**Elders Yeppoon**  
16 Anzac Parade  
Yeppoon, QLD  
07 4939 5599

**Russell Breach**  
0417 657 966

- Air-conditioning and ceiling fans throughout.

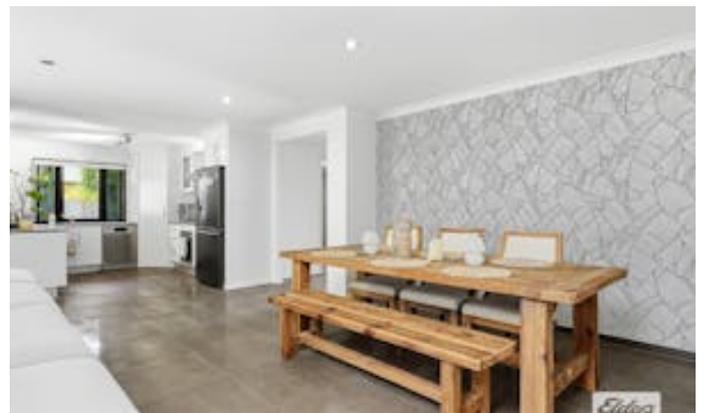
The property is fully fenced with established gardens and offers plenty of room to add a shed and pool. There is also easy side access to the backyard with ample space for large caravans, boats, or trailers.

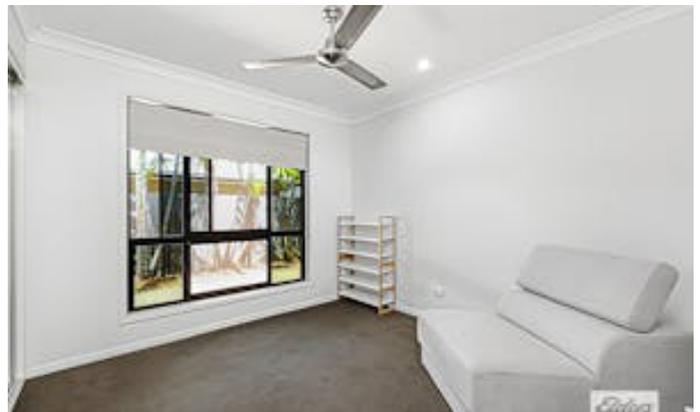
Located just a short 15-minute drive to Yeppoon CBD - the hub of the Capricorn Coast - you'll enjoy convenient access to shopping, caf  s, and a range of primary and secondary schools.

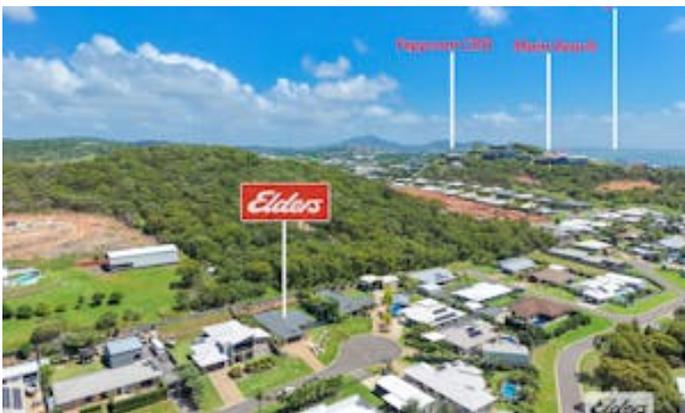
This is a fantastic opportunity to secure a comfortable family home in a sought-after coastal location, perfect for families, entertainers, and those looking to enjoy the relaxed Capricorn Coast lifestyle.

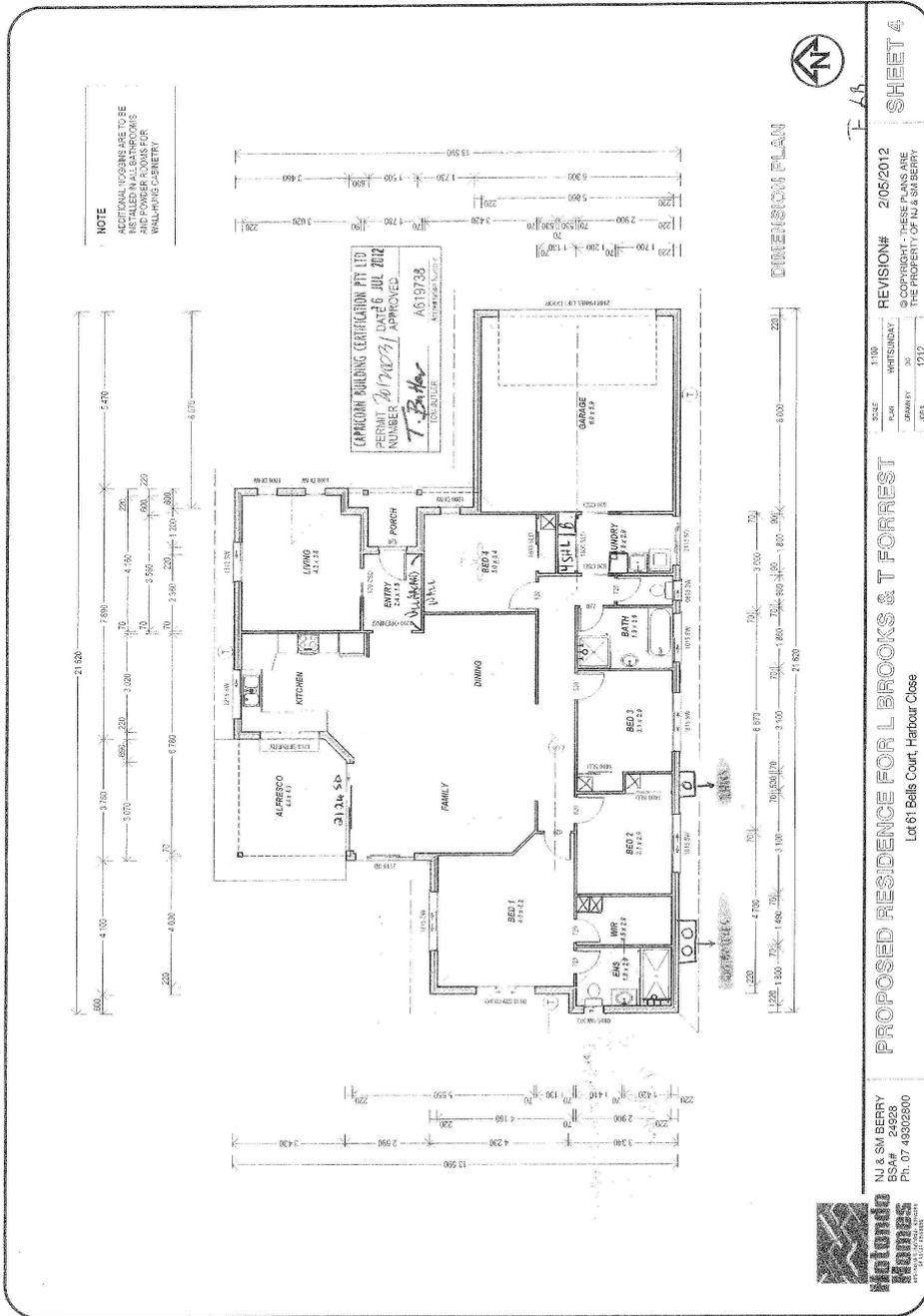
Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 953.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite









E.A.

**SHEET 4**

**PROPOSED RESIDENCE FOR L BROOKS & T FORREST**  
Lot 61 Balls Court, Harbour Close

SCALE	1:100
DATE	WHITSUNDAY
DRAWN BY	SC
CHECKED BY	1212

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 BY N.J. & S.M. BERRY  
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