



1 Grass Tree Court, YEPPOON, QLD 4703

The Ultimate Entertainer in Paradise Grove

Set on a generous 1050sqm block in the highly sought-after Paradise Grove Estate, 1 Grass Tree Court offers a rare combination of privacy, practicality, and contemporary design. Built in 2023, this four-bedroom residence remains under builder's warranty and presents as a move-in-ready home with timeless style and thoughtful functionality throughout.

The home's unique horseshoe layout cleverly separates living and bedroom zones, creating both privacy and connection. The open-plan kitchen, dining, and living area flows seamlessly to the large outdoor pavilion, a true entertainer's hub that links both wings of the home and overlooks the landscaped backyard. From family barbecues to evenings by the firepit, the outdoor spaces have been designed for lifestyle while still leaving room for a pool if desired.

The master suite is a highlight, complete with a large walk-in robe and a luxurious ensuite featuring double vanities and twin showers. Three additional bedrooms with built-ins and a spacious main bathroom with a clever split design ensure comfort for the whole household. Fully air-conditioned interiors, a neutral timeless palette, and quality finishes add to the home's enduring appeal.

TYPE: For Sale

INTERNET ID: 111P0998

SALE DETAILS

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

CONTACT DETAILS

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Outside, the property excels in both usability and convenience. There is 19-metres of concreted side access accommodating additional vehicles, boats, or caravans with ease, leading to a 5x5m shed and adjoining 3.6x8.5m awning with 3.6m high clearance. Fully irrigated lawns and gardens complete the low-maintenance landscaping, framed by other high-calibre homes in a quiet, elevated setting. Adding to its lifestyle appeal, the property enjoys close proximity to the Pineapple Rail Trail offering a direct connection to Yeppoon Golf Course and the CBD, perfect for cycling, walking, or simply enjoying the outdoors.

Perfectly positioned just minutes from Yeppoon's CBD, schools, and amenities, this home offers modern comfort in one of the region's most popular estates.

Key Features

- Modern 4-bedroom, 2-bathroom home built in 2023 with builder's warranty
- Unique horseshoe design separating living and bedroom zones
- Master suite with walk-in robe, twin shower, and double vanity
- Large 1050sqm block with 19m long concrete side access
- 5x5m shed with adjoining 3.6x8.5m high-clearance awning
- Stylish, timeless interiors with fully air-conditioned comfort
- Expansive outdoor pavilion plus firepit area perfect for entertaining
- Fully irrigated lawns and landscaped gardens with room for a pool
- Positioned in Paradise Grove Estate private, quiet, and surrounded by quality homes
- Close proximity to the Pineapple Rail Trail linking directly to Yeppoon Golf Course and CBD
 - Land Area 1,050.00 square metre
 - Bedrooms: 4
 - Bathrooms: 2
 - Car Parks: 6







