



## 23 Cliff Street, YEPPOON, QLD 4703

Renovated Elegance, Million-Dollar Views, Prime Location!

Set at the very end of a quiet street in one of Yeppoon's most desirable pockets, this architecturally designed residence captures the true essence of coastal luxury. With rare 180-degree views spanning the ocean, sparkling town lights, and hinterland ranges, this home is as unique as it is impressive. Offering both privacy and additional parking with no through traffic, it's perfectly positioned just a short walk from the CBD's restaurants, bars, and amenities.

Freshly painted interiors, new cabinetry throughout, and new carpets to all bedrooms bring a crisp, inviting feel that perfectly complements the home's timeless finishes. Across two thoughtfully designed levels, the floor plan blends style with functionality, delivering spaces that cater effortlessly to families, guests, or multigenerational living.

At the heart of the home, the chef's kitchen showcases a striking Oris granite island, premium appliances, and gas cooking, while expansive open-plan living and dining areas flow seamlessly to both front and rear decks. The 14m x 4m entertainer's deck is the centrepiece, offering a front-row seat to the spectacular views â## equally suited to large gatherings or quiet evening sunsets.

The master suite upstairs offers its own deck access, walk-in robe, and ensuite. Two

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**TYPE:** For Sale

**INTERNET ID:** 111P1003

**SALE DETAILS**

**Price on Application**

**CONTACT DETAILS**

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16 Anzac Parade  
Yeppoon, QLD  
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additional upstairs bedrooms also include walk-in robes and share a family bathroom. On the ground floor, versatility is key: a large bedroom, bathroom, and rumpus/media room create the perfect space for teenagers, guests, or extended family, all opening onto a covered patio and private garden.

Outside, beautifully landscaped gardens feature an integrated irrigation system and a 12-seater swim spa – the ultimate spot for year-round relaxation. Practical touches include a double garage, abundant storage, a 10.2kW solar system, and split-system air conditioning throughout, ensuring comfort and efficiency in every season.

Key Features:

- Rare 180-degree outlook: ocean, city, and hinterland views rarely offered in Yeppoon
- End-of-street position providing privacy and extra parking
- Freshly painted interiors and new carpets in all bedrooms
- Expansive decks, including 14m x 4m entertainer's deck
- Chef's kitchen with Oris granite island, premium appliances, and gas cooking
- Luxurious master suite with deck access, walk-in robe, and ensuite
- Dual-level layout with downstairs bedroom, bathroom, and rumpus/media room
- Landscaped gardens with irrigation and 12-seater swim spa
- 10.2kW solar system, double garage, and ample storage
- Split-system air conditioning and ceiling fans throughout
- Walking distance to Yeppoon CBD, restaurants, bars, and beachfront

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 794.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage













