



## 4/34-48 Vin E Jones Memorial Drive, ROSSLYN, QLD 4703

Live, Holiday, or Invest – The Choice is Yours

Positioned in the heart of the Rosslyn Bay Resort, this generous ground-floor, one-bedroom apartment delivers the ultimate in coastal convenience, just metres from one of the Capricorn Coast's most iconic beaches. Beautifully updated and presented, it is offered fully furnished, providing a seamless opportunity for those seeking either a low-maintenance home or a quality investment in one of Yeppoon's most desirable locations.

Step outside and you'll find yourself surrounded by an enviable lifestyle - waterfront dining, boutique caf  s, bars, and the bustling marina are all just a short stroll away. The resort itself offers a relaxed holiday atmosphere with access to a sparkling pool, BBQ facilities, and manicured grounds.

This flexible property offers multiple options - enjoy it as a permanent residence, keep it as a private holiday retreat for your own use, or place it under the on-site management to generate strong rental returns. While the owner occasionally places the apartment in the resort's rental pool, it is primarily enjoyed as a private residence. Future owners can effortlessly continue this flexible arrangement, with the resort's professional management team handling all bookings, cleaning, and maintenance.

**TYPE:** For Sale

**INTERNET ID:** 111P1007

**SALE DETAILS**

**Offers over \$349,000  
Considered**

**CONTACT DETAILS**

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

**Jack Hughes**  
0418 792 157

Key features include:

- Spacious one-bedroom layout with open-plan living and dining
- Ground-floor position with private patio and garden outlook
- Fully furnished, ready for immediate enjoyment or rental use
- Recently installed washer/dryer ideal for permanent living
- Modern kitchenette and air-conditioning throughout
- Access to resort facilities including pool & BBQ area
- Stroll to the marina, restaurants, coffee shops and bars
- Flexible ownership options: private residence or holiday let

Offering the perfect balance of lifestyle and investment potential, this apartment represents a rare opportunity to secure a foothold in a premier beachside resort. Properties of this calibre and location are tightly held - act now to make it yours.

Other features: Beach Front, Car Parking - Surface, Close to Transport, Kitchenette, Ocean Views, Short Term

- Building Area: 44.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1





