



204 Scenic Highway, LAMMERMOOR, QLD 4703

Front Row on One of the Capricorn Coast's Best Beaches

Opportunities like this don't come up often. Positioned absolute beachfront on one of the Capricorn Coast's most loved stretches of sand, this Lammermoor gem is brimming with charm, character, and potential.

Set on a 407sqm block with medium-density residential zoning, the property offers flexibility for the future-whether you keep it as the ultimate coastal escape, renovate to taste, or explore development possibilities.

Currently operating successfully as an Airbnb, the location and beachfront position ensure strong ongoing appeal, with even greater scope to lift occupancy and returns. Inside, the home carries the relaxed, authentic "beach shack" feel, while updates like a brand-new shower with modern floor-to-ceiling tiles and tapware bring in fresh comfort. Beneath the existing flooring lies beautiful hardwood timber, offering the option to restore and showcase natural character throughout.

Adding to the appeal is the unbeatable lifestyle: Rosslyn Bay Marina is just minutes away for boating and dining, while Yeppoon's schools, caf  s, and CBD are close at hand. Lammermoor Beach itself is renowned as one of the region's best, making this a truly enviable spot.

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TYPE: For Sale

INTERNET ID: 111P1009

SALE DETAILS

**Offers Over \$799,000
Considered**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Jack Hughes
0418 792 157

Whether you're chasing a holiday home, a savvy investment, or the rare chance to own the most affordable beachfront home currently on the market, this property is a standout.

Key Features:

- Absolute beachfront location on Lammermoor Beach
- 3 bedrooms, 2 bathrooms
- 407sqm block, zoned Medium Density Residential
- Character-filled beach shack in excellent condition
- Brand new shower with contemporary tiles and fittings
- Operating Airbnb with strong appeal and growth potential
- Minutes to Rosslyn Bay Marina and Yeppoon CBD
- Scope for renovation or redevelopment (STCA)
- Rarely available beachfront position

Other features: Beach Front, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 407.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2





