



23/26 Birdwood Avenue, YEPPOON, QLD 4703

Spacious 3-Bed Home + Established Management Rights Business

Imagine waking up each day in your own spacious coastal home, enjoying coffee on the patio while sea breezes roll through, and knowing your business is built on secure, predictable income without being overly demanding your time or lifestyle.

Welcome to Pandanus Park, Yeppoon where management rights ownership meets relaxed, modern living in one of the region's most sought-after residential communities. This is an opportunity rarely seen in the region, combining a profitable business with a premium 3-bedroom home, offering the freedom to earn well without sacrificing life, leisure or secondary employment.

A Lifestyle Business That Fits Life Not the Other Way Around

- Body Corporate Salary: \$101,105 + GST
- Routine caretaking duties: gardens, lawns, pool upkeep and basic maintenance
- Office hours are minimal and mostly on-call
- Flexibility to work a secondary job or run other pursuits

TYPE: For Sale

INTERNET ID: 111P1020

SALE DETAILS

**Offers Over \$895,000
Considered**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Jack Hughes
0418 792 157

- Well-kept complex with strong community culture

Additionally, the business includes 8 rental properties and 11 storage sheds within the complex, generating approximately \$24,000 in annual commissions over and above the body corporate salary. This established rental portfolio may be continued and expanded under new ownership for additional income, or it may be sold separately if preferred for a more hands-off approach.

Ideal for couples seeking a balanced workload with solid income, or semi-retired buyers wanting dependable earnings and a relaxed coastal lifestyle.

Included is the largest property in this 57-unit complex â## an impressively spacious and private 3-bedroom residence that offers genuine comfort, generous proportions and a functional layout designed for everyday living, not just convenience.

Key Features:

- 3 generous bedrooms, 2 bathrooms, master with ensuite
- Separate office or potential 4th bedroom
- 3.6m x 8m shed included - perfect for additional vehicles and equipment
- Light-filled, spacious open-plan living
- Air-conditioned throughout for year-round comfort
- Modern kitchen with excellent storage
- Fantastic outdoor entertaining area with multiple zones
- Pull-down blinds for all-weather privacy and climate control
- Private, leafy backdrop â## no "unit-living" feel
- Seamless indoor-outdoor flow for relaxed coastal living

This is a home designed for living, entertaining, and enjoying the lifestyle that comes with it.

Pandanus Park offers a peaceful, resort-style environment with beautifully manicured grounds and a close-knit, respectful community, positioned in one of Yeppoon's most desirable locations. The complex is within easy walking distance to the CBD, giving you convenient access to shops, restaurants, caf  s and everyday services, while backing directly onto the Rail Trail for effortless connection to running and cycling paths and to the golf course.

This opportunity is well suited to couples or individuals looking for a balanced role with steady income, or semi-retirees who want to remain active and engaged while enjoying a coastal lifestyle. It also appeals to buyers relocating for a change of pace, who still value structure and responsibility in their week. Rare in Yeppoon, this offering combines a spacious residence, ongoing caretaking duties, a prime location and reliable income, delivering both practicality and lifestyle benefits. It strikes a healthy balance where you can work on a predictable schedule, enjoy comfortable living and still make time for travel, hobbies or secondary pursuits. A stable business with a manageable workload, it offers the chance to live well, contribute meaningfully and enjoy a home that feels like a genuine retreat.

- Building Area: 178.00 square metres

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2







