



130 Emu Parade, BARMARYEE, QLD 4703

The Backyard You Always Promised the Kids!

Positioned in the highly sought-after lifestyle pocket of Barmaryee, 130 Emu Parade offers space, privacy and functionality on an expansive 7,051sqm (nearly 2 acres) allotment delivering the perfect balance between rural tranquillity and everyday convenience.

Designed for families who value room to move, the home comprises four bedrooms, two bathrooms and a separate home office or secondary media room, providing flexibility for remote work or growing households. A recently renovated kitchen forms the heart of the home, seamlessly connecting to the impressive 7.7m x 7.9m outdoor entertaining deck. This space opens entirely to create a true indoor-outdoor lifestyle ideal for entertaining, weekend gatherings and relaxed Sunday BBQs overlooking the lawn and dam backdrop.

The grounds are a true highlight, with expansive, usable lawn areas providing exceptional space for children, pets and recreation. A large dam services the property and is connected via pump for efficient lawn irrigation, maintaining the grounds with ease. Adding further lifestyle appeal is the 3.7m x 5.6m swim spa with both heating and cooling capability, ensuring year-round enjoyment.

TYPE: For Sale

INTERNET ID: 111P1024

SALE DETAILS

Offers To Purchase

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Paul Minto
0413 969 021

Infrastructure on the property is extensive and highly versatile. A substantial 10m x 18m three-bay shed with high clearance and a 3.5m awning provides excellent storage for vehicles, boats or caravans and includes a toilet and shower, offering the potential to convert part of the space into guest accommodation or an in-law retreat. Adjacent to this is a further 10m x 14m machinery shed, ideal for additional equipment or workspace requirements. A shipping container has been securely positioned underneath to provide additional lock-up storage, while a greenhouse/nursery setup supports those with gardening or small-scale growing interests. The home is also equipped with a 6.6kW solar system and access to 3-phase power supply, adding both efficiency and capability.

Practicality meets location, with the school bus stopping at the front door, walking distance to the Barmaryee Sporting Complex, and easy access to Yeppoon CBD, schools and connection through to Rockhampton.

This is a genuine lifestyle property offering space, versatility and infrastructure rarely found this close to town. An outstanding opportunity for families seeking room to grow without compromising on convenience.

Key Features

- 7,051sqm block (nearly 2 acres)
- 4 bedrooms, 2 bathrooms
- Separate home office or media room
- Recently renovated kitchen
- 7.7m x 7.9m entertaining deck
- 3.7m x 5.6m heated and cooled swim spa
- Large dam with irrigation pump connection
- 10m x 18m three-bay shed with kitchenette /amenities
- 10m x 14m machinery shed
- Additional secure container storage
- Greenhouse/nursery
- 6.6kW solar system
- 3-phase power available
- School bus service
- Walking distance to Barmaryee Sporting Complex
- Close proximity to Yeppoon CBD and Rockhampton access

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Disabled Access, Pool

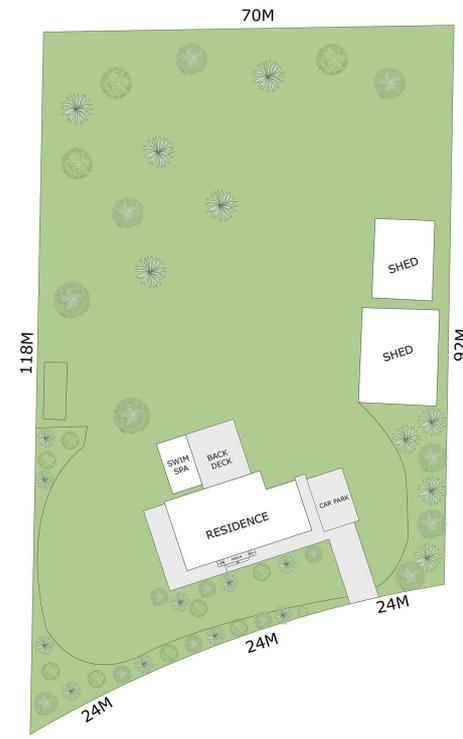
- Land Area 7,051.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- Ensuite











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