



## 26 Evelyn Street, LAMMERMOOR, QLD 4703

### Architectural Excellence with Direct Access to Lammermoor Beach

Set within one of Yeppoon's most tightly held and prestigious beachfront streets, Kookaburra Villa is an architecturally designed pole home of exceptional quality, scale, and flexibility. Surrounded by lush, established tropical gardens that create a private, rainforest-like setting, the residence offers a rare sense of seclusion while remaining directly connected to the coastline. The gardens are fully established with no lawn areas requiring mowing and have been designed for minimal ongoing upkeep, making the home exceptionally well suited to a true lock-up-and-leave lifestyle. A purpose-built private staircase provides immediate access to Lammermoor Beach and Yeppoon's most desirable walking paths, delivering an enviable beachfront lifestyle without compromise.

Occupying a 574sqm allotment, the home has been thoughtfully designed to maximise every element of the site, with no expense spared in either construction or finish. Spanning approximately 500sqm of internal floor space across three expansive levels, the residence is fully air-conditioned throughout and finished with Tasmanian oak flooring, enhancing both comfort and durability while complementing the natural coastal setting. The home has been configured as a multi-zoned residence, allowing for complete separation of living areas and offering the flexibility to operate as up to three self-contained occupancies if desired.

**TYPE:** For Sale

**INTERNET ID:** 111P1031

#### SALE DETAILS

**Offers To Purchase**

#### CONTACT DETAILS

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

**Paul Minto**  
0413 969 021

The upper level forms the heart of the home, dedicated to open-plan living, dining, and entertaining. Here, a beautifully appointed timber kitchen with walk-in pantry anchors the space, flowing seamlessly onto a substantial entertaining deck. From this vantage point, uninterrupted 270-degree views extend across the Yeppoon Marina, offshore islands, the open ocean, and back inland over Lammermoor. Also located on this level is a recently constructed, fully self-contained guest suite complete with its own ensuite, providing ideal accommodation for visitors, extended family, or independent living.

The entire middle level is devoted to the master retreat, offering a sense of privacy and scale rarely achieved. This expansive suite includes extensive his and hers wardrobes, generous storage, and sufficient space to accommodate a substantial home office. The ensuite has been designed as a standout feature, incorporating a glass skylight and a freestanding bath positioned to capture ocean views, creating a private, resort-style experience.

The ground level continues the home's emphasis on functionality and craftsmanship, offering additional accommodation alongside a custom-built workshop. Finished with stainless steel benchtops and extensive storage, this space is ideal for trades, serious hobbies, or secure equipment storage, further enhancing the property's versatility.

Throughout the home, each level opens onto its own verandah, ensuring ocean views and natural ventilation are enjoyed from every floor. Practical features have been carefully considered, including concreted, gated side access suitable for additional vehicles, boats, caravans, or recreational equipment. Sustainability has also been prioritised, with a substantial 6.6KW solar and 12.3 KW Red Earth battery system enabling the home to operate completely off-grid, eliminating power bills. Security is enhanced with a Swann security system, providing peace of mind for both permanent residents and absentee owners.

Kookaburra Villa represents a rare offering within the Lammermoor market - a residence that seamlessly combines architectural integrity, direct beach access, panoramic views, and genuine flexibility of use. Homes of this calibre, in this position, are seldom available and hold enduring appeal for discerning buyers seeking a premium coastal lifestyle.

#### Key Features

- Approximately 500sqm of internal floor space across three architecturally designed levels
- Tasmanian oak flooring throughout
- Fully air-conditioned residence with multi-zoned comfort
- Four ensuited bedrooms plus separate guest powder room (4.5 bathrooms total)
- Multi-zoned floorplan allowing for flexible living or up to three self-contained occupancies
- Recently constructed self-contained guest suite with ensuite
- Expansive master retreat occupying its own level with extensive storage and home office potential
- Master ensuite with glass skylight and ocean outlook from the bath
- Custom-built workshop with stainless steel benches and substantial storage
- Concreted, gated side access for boats, caravans, or additional vehicles
- Double Car Garage with automatic roller doors

- 6.6KW solar and 12.3KW battery system enabling full off-grid operation

Ideal lock-up-and-leave coastal residence

- Swann security system for enhanced peace of mind
- Exceptional storage solutions throughout the home
- Premium build quality and high-end finishes consistent with a prestige coastal residence
  - Land Area 574.00 square metres
  - Bedrooms: 4
  - Bathrooms: 4
  - Car Parks: 3









