



## 12/100 Scenic Highway, LAMMERMOOR, QLD 4703

### Invest, Holiday or Both – Professionally Managed Beachfront Living

Positioned directly opposite the shoreline of Lammermoor Beach, this three-bedroom apartment presents a compelling opportunity for investors and lifestyle buyers seeking a professionally managed coastal asset with a strong performance history. Located within the tightly held L'Amor Holiday Apartments, the property benefits from consistent holiday demand, solid occupancy levels and experienced onsite management-making it an ideal set-and-forget investment or flexible personal holiday retreat.

The apartment is thoughtfully laid out and well maintained, featuring open-plan living and dining areas that capture abundant natural light, cooling sea breezes and coastal outlooks. This space flows seamlessly to a private patio, creating an inviting setting to relax and enjoy ocean views. Accommodation comprises three well-proportioned bedrooms, offering flexibility for families and groups, all serviced by a centrally located bathroom. Air-conditioning throughout ensures year-round comfort.

Importantly, the apartment and complex have been consistently modernised over time, ensuring the property remains competitive within the holiday letting market and minimising future capital expenditure. Residents and guests enjoy access to a range of resort-style facilities including a swimming pool, tennis court, playground and communal outdoor areas-key drivers of occupancy and short-stay demand.

**TYPE:** For Sale

**INTERNET ID:** 111P1045

#### SALE DETAILS

**Offers Over \$749,000  
Considered**

#### CONTACT DETAILS

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

**Jack Hughes**  
0418 792 157

With beachfront positioning, onsite management and Yeppoon's CBD only minutes away, this is a rare opportunity to secure a coastal investment that combines lifestyle flexibility with reliable income performance.

Investment & Lifestyle Highlights:

Absolute beachfront position opposite Lammermoor Beach

Professionally managed complex with experienced onsite managers

Strong occupancy and proven short-term rental demand

Consistently modernised apartment and well-maintained complex

Three-bedroom layout with private patio and ocean outlooks

Air-conditioned throughout for guest comfort

Resort-style amenities including pool, tennis court & outdoor areas

Ideal lock-and-leave holiday home or income-producing asset

Outgoings (approx.):

Council Rates: \$1,843.20 per half year

Body Corporate: \$2,800 per quarter

- Land Area 98.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









