



24 Blue Water Boulevard, MULAMBIN, QLD 4703

Coastal Style Meets Lifestyle Living

Positioned within a beautifully maintained coastal estate, this immaculately presented Greg Dean Latitude Homes residence blends modern elegance with relaxed seaside living. Set on an established ¼ acre block, the home showcases soaring ceilings, rich timber flooring and light-filled living spaces designed for comfort and effortless entertaining.

Enjoy the best of the Capricorn Coast lifestyle morning beach walks, afternoons fishing from the nearby jetty, bike rides through the manicured estate pathways, and weekends exploring the surrounding coastline, parks and waterways.

Currently leased to excellent long-term tenants, the property also presents a fantastic set-and-forget investment opportunity while offering future lifestyle appeal for owner occupiers.

Property highlights include:

- 4 king-sized bedrooms, 2 bathrooms plus powder room and study nook
- Spacious open-plan living with additional TV retreat off the master suite

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.

TYPE: For Sale

INTERNET ID: 111P1055

SALE DETAILS

**Offers Over \$1,150,000
Considered**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Ravi Ramswarup
0413 422 500

- Designer kitchen with Caesarstone benchtops, double pantry
- Skillion roof design with high ceilings, natural light and cross ventilation
- Tasmanian Oak timber flooring throughout
- Double garage with high clearance and rear roller access
- Expansive front and rear entertaining decks overlooking a private established yard
- Fully fenced ¼ acre block with landscaped gardens, water tank, side access and under-house storage
- Park and parkland across the road with an easy walk to the creek and nearby beach

A home that captures the essence of coastal living-where modern design meets the relaxed lifestyle of the Capricorn Coast.

- Land Area 1,004.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite







