



## 9 Raymond Terrace, YEPPOON, QLD 4703

Views, Versatility & Income – This One Has It All

Positioned in an elevated, blue-chip location overlooking the Yeppoon CBD, main beach, 9 Raymond Terrace presents an exceptional opportunity for investors, holiday makers or those seeking a flexible coastal lifestyle, with potential development opportunity (STCA) adding further future upside.

Fully renovated throughout, this solid 4-bedroom, 2-bathroom home captures stunning ocean views by day and sparkling city lights by night, all just moments from the Lagoon, Main Beach, caf  s, restaurants, shops and public transport.

Upstairs showcases a stylish new kitchen, open plan living and dining, and three bedrooms, flowing seamlessly to a generous verandah and an awesome outdoor entertaining area-perfect for embracing the coastal lifestyle and soaking in the views.

The uniquely renovated bathroom adds a touch of character and style, complementing the home's modern updates.

Downstairs is perfectly set up for Airbnb or dual living, complete with a fourth bedroom, second bathroom, and separate space ideal for a self-contained retreat or guest

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:** 111P1067

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

**Elders Yeppoon**

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Yeppoon, QLD

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**Paul Minto**

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accommodation.

Set on a corner 589m<sup>2</sup> with backyard access, lock-up car accommodation and workshop space, this property offers outstanding versatility and future potential.

At a glance:

- Elevated position with ocean & CBD views
- Ocean by day, city lights by night
- Fully renovated throughout
- Awesome outdoor entertaining area
- Uniquely renovated bathroom
- Dual living / Airbnb-ready downstairs
- 4 bedrooms, 2 bathrooms
- Open plan living with new kitchen
- Corner 589m<sup>2</sup> allotment
- Walk to Lagoon, Main Beach, caf s & restaurants
- Potential development opportunity (STCA)

When it comes to location, lifestyle and investment potential, this is truly second to none. Enjoy the very best of Yeppoon's vibrant coastal lifestyle right at your doorstep.

Other features: Area Views, City Views, Close to Shops, Close to Transport, Kitchenette, Ocean Views

- Land Area 589.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage







