



4 Gilliland Court, BARMARYEE, QLD 4703

Stop Scrolling - This Is the One!

Positioned in a tightly held pocket of Barmaryee, this exceptional lifestyle property delivers space, versatility and privacy, all just minutes from Yeppoon CBD. Set on just under 1.5 acres of flat usable land, the beautifully renovated home blends charm with modern comfort, creating an inviting and highly functional living environment.

Inside, raked ceilings enhance the sense of space and natural light, while the thoughtfully designed layout centres around a stunning oversized kitchen that seamlessly connects to the main living areas and out to a wrap-around verandah, perfectly positioned to capture the coastal breeze.

The home comprises three generous bedrooms, each complete with walk-in robes, along with two stylishly renovated bathrooms and a dedicated study nook, ideal for those working from home. Every element has been considered to deliver a balance of practicality and relaxed lifestyle living.

What truly sets this property apart is the scale and flexibility on offer. The shed is a standout feature, offering approximately 400m² under roof with additional lean-to space, providing exceptional capacity for storage, machinery or business use. Complementing this is a fully self-contained granny flat with its own kitchen and

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TYPE: For Sale

INTERNET ID: 111P1072

SALE DETAILS

**Offers Over \$1,495,000
Considered**

CONTACT DETAILS

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bathroom, creating the perfect setup for extended family, guest accommodation or a home-based business.

Outdoors, the property delivers a true lifestyle experience. A resort-style swimming pool is positioned to enjoy the private surrounds, while the firepit area with festoon lighting creates the perfect setting for entertaining year-round. Expansive lawns, established gardens and mature trees enhance the sense of space and privacy.

Located just minutes to Yeppoon Golf Club, the rail trail, Barmaryee Sports Complex, local schools and the CBD, this property offers the rare combination of convenience and acreage living. Properties of this calibre, offering scale, infrastructure and lifestyle in such a tightly held location, are seldom available. This is more than just a home, it's the complete lifestyle package!

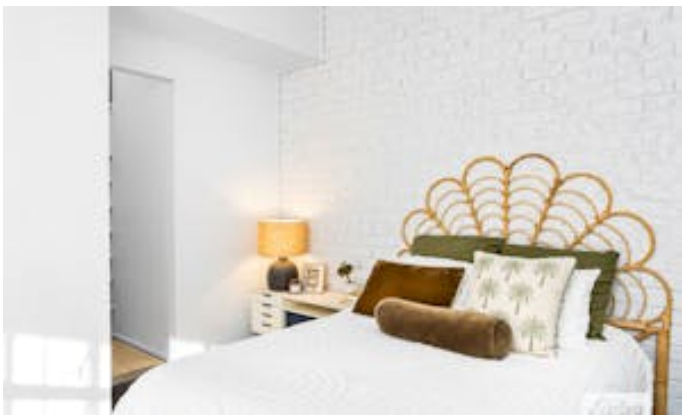
Key Features:

- Just under 1.5 acres of usable land (5961sqm2)
- Renovated home with raked ceilings and excellent natural light
- 3 bedrooms, all with walk-in robes
- 2 modern bathrooms
- Dedicated study nook
- Oversized entertainer's kitchen
- Wrap-around verandah capturing coastal breezes
- Approx. 400m² shed with additional lean-to space
- Fully self-contained granny flat (kitchen & bathroom)
- Resort-style swimming pool
- Firepit area with festoon lighting
- Expansive lawns, established gardens and mature trees
- Minutes to Yeppoon Golf Club, rail trail, schools and CBD

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Golf Course Estate

- Land Area 5,961.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 11
- Ensuite









4 Gilliland Court, **Barmaryee**



NORTH

4 x 3 x 11 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.