



## 57/26 Birdwood Street, YEPPOON, QLD 4703

### Quiet Complex Living Just Moments from Yeppoon CBD

Positioned within the well-maintained Pandanus Villas complex, 57/26 Birdwood Avenue presents an outstanding opportunity to secure a spacious, low-maintenance property in one of Yeppoon's most convenient locations. Offering 138sqm of internal space, the home is neat, comfortable and exceptionally functional, providing a move-in ready opportunity with scope to further modernise and add value over time if desired.

Designed for effortless living, the practical floorplan offers generous proportions throughout, with open plan living and dining spaces complemented by air-conditioning and an abundance of natural light. The kitchen is well-appointed with ample storage, quality appliances and excellent connection to the living areas, creating a functional central hub for everyday living.

The layout includes three well-proportioned bedrooms, with the master suite privately positioned and complete with its own ensuite, walk-in robe and air-conditioning. The additional bedrooms are generously sized and serviced by a central bathroom, making the property equally suited to families, guests, downsizers or shared living arrangements.

One of the standout features is the expansive covered outdoor area, providing an

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**TYPE:** For Sale

**INTERNET ID:** 111P1092

**SALE DETAILS**

**Offers Over \$599,000  
Considered**

**CONTACT DETAILS**

**Elders Yeppoon**  
16 Anzac Parade  
Yeppoon, QLD  
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**Paul Minto**  
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excellent space for entertaining, relaxing or enjoying the peaceful natural outlook. Backing onto established greenery, the property enjoys a private setting rarely found within unit living, while the maintained lawns and gardens further enhance the sense of space and tranquillity.

Pandanus Villas is a highly regarded complex offering residents access to a swimming pool and BBQ entertaining area, all set amongst landscaped gardens and maintained grounds. With onsite management taking care of lawns and common areas, residents enjoy a true low-maintenance lifestyle without the burden of ongoing external upkeep.

Conveniently located within walking distance to Yeppoon CBD, the property provides easy access to local schools, caf  s, restaurants, shopping and everyday amenities. The quiet, family-friendly setting further enhances the appeal, offering both lifestyle and long-term value.

Whether you are an investor seeking a strong, low-maintenance asset, a first home buyer looking to enter the market, a downsizer wanting simplicity, or a buyer seeking comfort and convenience in a tightly held complex, this property represents exceptional value in an increasingly sought-after location.

Body corporate fees are very reasonable at \$1,437.43 per quarter, representing strong value given the quality of the complex, shared facilities and ongoing maintenance of common areas. Council rates are approximately \$2,057.60 per six months.

- Land Area 138.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1





