



8 Sunset Court, LAMMERMOOR, QLD 4703

COASTAL VIEWS, FAMILY SPACE & A LOCATION YOU'LL LOVE

Positioned high in one of Lammermoor's most desirable cul-de-sacs, 8 Sunset Court presents an exceptional opportunity to enjoy relaxed coastal living with stunning ocean outlooks, cooling sea breezes and unforgettable sunsets as your daily backdrop.

Just minutes from Lammermoor Beach and the Yeppoon foreshore precinct, this spacious family residence blends lifestyle, comfort and versatility in a peaceful seaside setting.

From the moment you arrive, the elevated position captures sweeping views across the coastline, township and surrounding parklands, while the quiet street offers a welcoming community atmosphere ideal for families or those seeking a more relaxed pace of life.

Inside, polished timber flooring and light-filled interiors create a warm coastal feel throughout the home. Multiple living zones provide flexibility for growing families, including a formal lounge or media room, open-plan dining and a generous entertaining area that flows seamlessly outdoors.

TYPE: For Sale

INTERNET ID: 111P1097

SALE DETAILS

**Offers Over \$1,249,000
Considered**

CONTACT DETAILS

Elders Yeppoon
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Yeppoon, QLD
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At the centre of the home is a well-designed kitchen featuring ample bench space, excellent storage and direct connection to the dining and balcony areas, making it perfect for entertaining family and friends while enjoying the ocean breeze and sunset views.

The expansive covered deck is made for year-round entertaining, overlooking the private saltwater swimming pool and surrounding low-maintenance grounds.

Accommodation includes four spacious bedrooms, all complete with air-conditioning and built-in storage, while the master suite is serviced by its own ensuite. Three bathrooms throughout the home ensure practicality for larger families or visiting guests.

Downstairs offers incredible flexibility with a substantial games room or guest retreat complete with its own bathroom and separate entry. Whether utilised for dual living, extended family, a teenager's retreat, home office or future studio conversion, the options here are extensive.

Additional features include:

- Air-conditioning throughout
- Plantation-style shutters
- Double garage with workshop and storage space
- Flat driveway with room for boats, caravans or extra vehicles
- 10kW solar system
- Secure, easy-care allotment

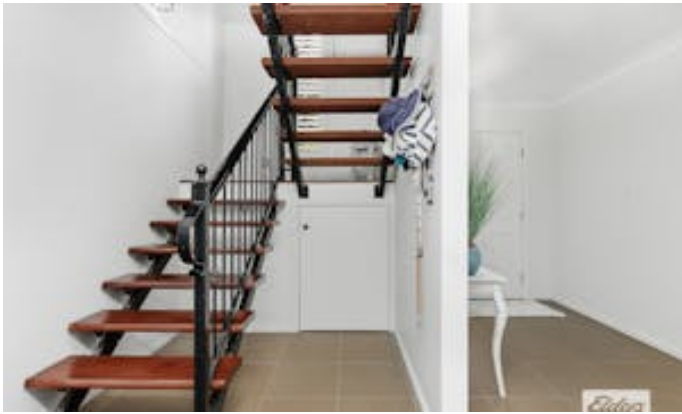
Homes in this tightly held coastal enclave are rarely offered to market, particularly those combining elevation, views, generous family living and versatile spaces.

This is an outstanding opportunity to secure your place in one of Yeppoon's most sought-after beachside locations.

Other features: Area Views, Close to Schools, Close to Shops, Ocean Views, Pool

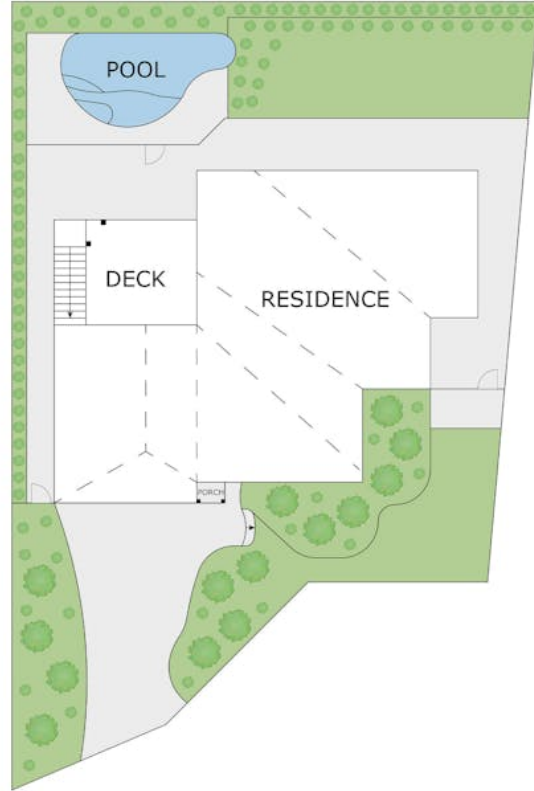
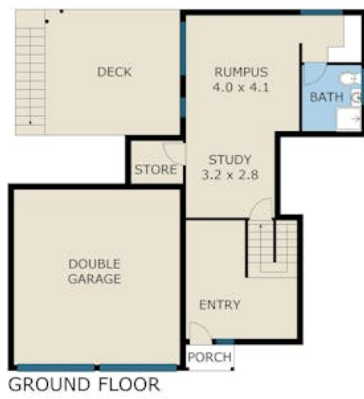
- Land Area 701.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite
- Floorboards











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*DISCLAIMER: All information contained therein is gathered from relevant third parties' resources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.