



45 Oxford Road, YEPPOON, QLD 4703

A Home That Delivers on Lifestyle, Space & Functionality

Positioned in a quality pocket of Yeppoon, 45 Oxford Road presents a home where thoughtful design meets effortless family living. Combining generous proportions, premium inclusions and exceptional practicality, this beautifully appointed residence offers a lifestyle that is equally suited to relaxed everyday living and entertaining on a larger scale.

Designed with both comfort and functionality in mind, featuring 2.55m high ceilings, ducted air-conditioning with individual zoning and seamless indoor-outdoor flow. At the centre of the home, the spacious kitchen has been crafted to impress with extensive storage, double pantry cupboards, plumbed fridge space and a striking bi-fold servery window connecting directly to the entertaining area.

The open-plan living and dining spaces extend effortlessly to the expansive covered patio through oversized sliding doors, creating a seamless transition to outdoor living. With provisions already in place for a future outdoor kitchen, this is a home designed to evolve with your lifestyle.

Privately positioned, the master suite offers a refined retreat complete with a walk-in robe and well-appointed ensuite featuring a double shower. The additional bedrooms

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TYPE: For Sale

INTERNET ID: 111P1104

SALE DETAILS

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

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Paul Minto
0413 969 021

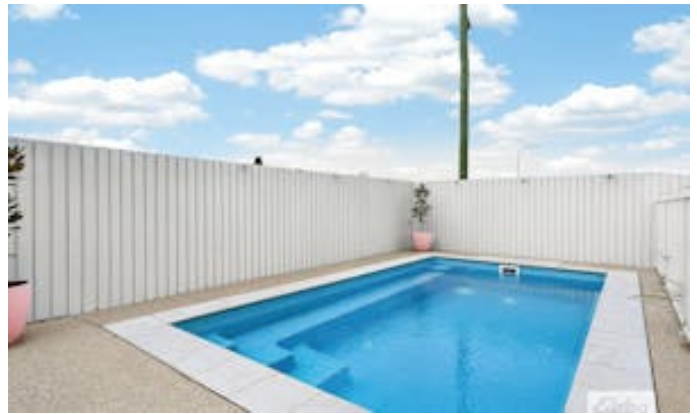
are generously proportioned with built-in wardrobes, while quality finishes including plantation shutters and custom lighting add a sophisticated touch throughout.

Outside, the lifestyle appeal continues. A sparkling self-cleaning pool, landscaped firepit area and dedicated children's play zone provide space for every member of the family, while the powered 9m x 4m shed with drive-through access and generous clearance caters perfectly to boats, caravans, trailers or additional vehicles. Complemented by an oversized garage, substantial solar system and low-maintenance landscaped grounds, this is a home that balances style with everyday practicality.

Property Features:

- 4 spacious bedrooms, 2 bathrooms on 770sqm
 - 2.55m ceilings throughout
 - Ducted air-conditioning with individual zoning + ceiling fans throughout
 - Designer kitchen with double pantry, plumbed fridge space & bi-fold servery window
 - Expansive open-plan living flowing to covered outdoor entertaining
 - Master suite with walk-in robe & ensuite featuring double shower
 - Plantation shutters to key areas of the home
 - Oversized 6.5m garage with additional built-in storage & mudroom-style entry
 - Powered 9m x 4m shed with drive-through access & 3m clearance
 - Sparkling 6m x 3.4m self-cleaning swimming pool
 - Extended patio with future outdoor kitchen provisions
 - 13.28kW solar system with 32 panels
 - Landscaped gardens, firepit area & designated children's play zone
 - Double-planked fencing for enhanced privacy
- Land Area 770.00 square metres
 - Bedrooms: 4
 - Bathrooms: 2
 - Car Parks: 3











45 Oxford Rd, Yeppoon

*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.