



7 Mahogany Way, LAMMERMOOR, QLD 4703

Lammermoor's Most Distinctive Coastal Residence

Positioned high above the Capricorn Coast in one of Lammermoor's most tightly held pockets, this architect-designed residence delivers a level of design, build quality and lifestyle rarely offered to the market.

Set across an elevated 900sqm allotment with sweeping 180-degree views over Keppel Bay Marina and the Keppel Islands, this exceptional home has been thoughtfully designed to maximise light, privacy and effortless single-level living. Built by Corbett Homes - recipient of the Master Builders Queensland State Award - every element has been executed to an uncompromising standard, combining striking contemporary architecture with refined resort-inspired interiors.

Behind its bold architectural facade, the home opens to expansive interiors where soaring three-metre square-set ceilings, premium finishes and seamless indoor-outdoor integration create an immediate sense of space and sophistication. At the heart of the residence, a stunning central pool acts as a private resort-style centrepiece, framed by glass and perfectly connected to the home's multiple living and entertaining zones.

Designed for both everyday comfort and entertaining on a grand scale, the designer kitchen features extensive black cabinetry, premium stone finishes, dual ovens and a

TYPE: For Sale

INTERNET ID: 111P1105

SALE DETAILS

Offers To Purchase

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fully appointed butler's pantry with InSinkErator, while the outdoor kitchen and entertaining area embrace the spectacular coastal outlook.

Privately positioned with direct views over North Keppel Island, the master suite offers a luxurious retreat complete with a beautifully appointed ensuite featuring premium European fixtures, a freestanding bath, bidet and high-end finishes throughout. The additional accommodation is equally impressive, while a dedicated golf simulator space provides flexibility as a fourth bedroom, media room or multipurpose retreat if desired.

Beyond the aesthetic appeal, the home has been designed for exceptional efficiency and practicality, featuring an 11kW solar system with battery storage, ducted air-conditioning, electric blinds, acoustic insulation, commercial-grade windows and doors, insulated garage doors, established low-maintenance landscaping and smart home conveniences throughout.

Offering a rare combination of architectural distinction, premium craftsmanship and an irreplaceable outlook that can never be built out, this is a residence that stands apart from anything else currently available on the Capricorn Coast.

Property Features

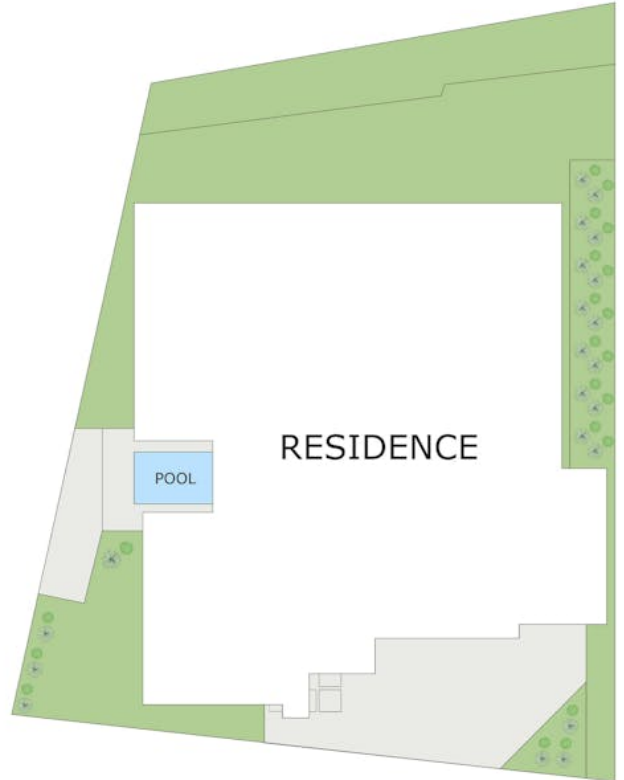
- Elevated 900sqm allotment with engineered sandstone retaining wall and uninterrupted 180-degree marina and island views
 - Architect-designed residence built by Corbett Homes - Master Builders Queensland State Award winner
 - 386sqm of single-level living and entertaining
 - 3 bedrooms plus flexible fourth bedroom/golf simulator room
 - 2 luxurious bathrooms plus powder room
 - Resort-style central swimming pool integrated into the home design
 - Designer kitchen with dual ovens and butler's pantry with InSinkErator
 - Outdoor kitchen and expansive entertaining zones
 - 3m square-set ceilings throughout
 - Commercial-grade windows and doors with acoustic insulation
 - Electric blinds, LED feature lighting and ducted air-conditioning
 - Oversized garage with insulated doors
 - 11kW solar system with battery storage
 - Irrigated front lawn, synthetic rear and side lawns for low-maintenance living
 - Minutes to Keppel Bay Marina, beaches, schools and Yeppoon CBD
- Land Area 900.00 square metres
 - Bedrooms: 3
 - Bathrooms: 2
 - Car Parks: 3











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