



2 Bernborough Drive, BARMARYEE, QLD 4703

Acre of Opportunity - Space, Shed and Lifestyle in Barmaryee!

Positioned in the tightly held and highly sought-after Barmaryee corridor, 2 Bernborough Drive is the lifestyle property you've been waiting for. Set on a private acre with just one neighbour, this exceptional family home offers the rare combination of rural peace and urban convenience.

Thoughtfully designed for comfortable family living, the home features four bedrooms and two bathrooms, with the master suite boasting a private ensuite. The heart of the home has been beautifully refreshed with a brand new, modernised kitchen showcasing fresh benchtops and quality new appliances. Multiple living zones flow throughout, giving every member of the family their own space to relax and recharge, while a large rumpus room comfortably sized for a full 12-foot pool table takes entertaining to another level. Step outside and unwind in the private spa or gather around the designated fire pit area for those perfect Queensland evenings.

For the tradie, petrolhead, or serious hobbyist, the four-bay shed with three-metre clearance is an absolute showstopper. Already fitted with a vehicle hoist, this is a ready-to-go workshop and storage setup that will have enthusiasts doing a double-take. Concreted side access ensures easy year-round entry for the boat, caravan, project car and ride-on.

TYPE: For Sale

INTERNET ID: 111P1113

SALE DETAILS

**Offers Over \$1,300,000
Considered**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Jack Hughes
0418 792 157

The property's infrastructure is equally impressive. A 10.1kW solar system keeps power bills firmly in check, ducted reverse-cycle air conditioning ensures year-round comfort throughout the entire home, and twenty thousand litres of rainwater storage with pressure pumps provides reliable irrigation across the property.

Location-wise, Barmaryee delivers the best of both worlds. The Yeppoon Golf Club and Yeppoon CBD are just minutes away, and for those who work in Rockhampton, effortless highway access puts you at your desk in around 20 minutes without ever sacrificing the Capricorn Coast lifestyle.

Properties like this simply don't come up often. Contact us today to arrange your private inspection.

- Land Area 4,015.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 7







