

**13 Todd Ave, Yeppoon, QLD, 4703**

**Sold House**

Wednesday, 17 May 2023

**Harcourts**  
Low & Co

13 Todd Ave, Yeppoon, QLD, 4703

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Grace Low  
0748862333

## Prestigious Beach Retreat

Welcome to your own private coastal sanctuary. A landmark holding only minutes to the main esplanade of Yeppoon situated on a spacious 1247 m<sup>2</sup> allotment that offers rolling green lawns onto sandy beaches with views of the Keppel islands, gentle waves and palm trees. A stunning beach retreat that features:

Upon arrival you will enter through electronic gates that govern the entrance to this exclusive resort style property. As you open the front door to this home you will be in awe of the breeze way with impressive 3 m ceiling heights and glass doorways framing the ocean and palm trees on your foreshore. A combination of polished concrete floors, high ceilings, whitewashed timber floors and high quality finishes complete this coastal luxe property. The heart of this beach home is the palatial kitchen with stone marble benchtops, large 5 burner gas cooker, breakfast bar looking out to the ocean with servery windows and an open plan layout for the entertainer. Sliding glass doors bring the outdoors in with the living flowing onto a beautiful ocean view deck. Enjoy 4 bedrooms in total including Split level design with 2 bedrooms on the lower level with private bathroom and games area. Upstairs features a Master retreat with WIR and stylish ensuite, plus 4th bedroom and a third luxurious bathroom, both with ocean views. Off the front lawn is a barbecue hut equipped with outdoor kitchen and 4th bathroom perfect for summer nights and beach parties. Extra features include 10 KW Solar system, fully airconditioned living, upgraded electricals and appliances. The yards are serviced by a sand spear with an abundance of spring water for gardening. The property boasts a large double car garage with additional workshop area. There is potential for lucrative income, as this beachside residence currently operates as a premium short stay holiday rental and has opportunity for weddings and events due to the size of the manicured lawns and gardens. There is an option to purchase this home fully furnished, or as a blank canvas for you to style.

Enjoy taking a short stroll along the main beach of Yeppoon to enjoy a morning coffee at one of the many local beach front cafes that line the shore, or meander back in the afternoon for dinner at the popular restaurants and bars. A truly sensational address that could be yours, contact your preferred agent today for a private viewing.

Interstate buyers: FaceTime and Video Calls are welcome.