

# 26 Red Emperor Way, Lammermoor, Qld 4703

## House For Sale

Wednesday, 20 March 2024



26 Red Emperor Way, Lammermoor, Qld 4703

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1097 m2**

**Type: House**



Paul Minto  
0749395599



Jack Hughes  
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## Offers Over \$1,200,000 Considered

Impressive and built with care, detail and quality in mind. This tasteful, family home is over 400sqm under roof on 1097sqm of land truly has that little bit extra for everyone. Located in the beautiful premier estate of Lammermoor Sands, this desirable residence is an easy 800 metre walk to Lammermoor Beach and just a few minutes drive to Rosslyn Bay Boat Harbour, the gateway to the Southern Great Barrier Reef. Impeccably crafted and meticulously planned, every aspect of this home's layout reflects the dedication and attention to detail invested to ensure its flawless design and functionality. Access to the covered alfresco area and the inviting in-ground, salt-chlorinated pool flows seamlessly from the spacious, open plan living design and kitchen. This is just the start of more exciting features, including:

- Four generously sized bedrooms.
- The spacious master bedroom incorporates an ensuite bathroom as well as a practical walk-in robe.
- Step into culinary luxury with this expansive kitchen featuring ample storage, top-of-the-line appliances, and a spacious layout, perfect for both avid chefs and casual entertainers alike.
- Dedicated large office nook, creating the perfect work from home setting.
- Enjoy customised comfort throughout your home with ducted air conditioning featuring zone climate control, allowing independent temperature regulation in different areas for optimal comfort and energy efficiency.
- Experience cinematic luxury in the spacious media room which can be closed off from the rest of the home.
- 6.6kW Solar System
- 10m x 5m Powered Shed has large clearance for caravans and boats, as well as offering convenient Dual Access onto Chandler Road.

This is the complete package; a premium family home with all town amenities nearby, including restaurants, shops, cinemas, the Yeppoon Lagoon, schools, Rosslyn Bay Marina and the beautiful beaches and islands of the Capricorn Coast which are in close proximity. Do not miss your opportunity to invest in a great location, with a fabulous, sought after lifestyle.