

**9 Shadow Brook Pl, Yeppoon, QLD, 4703**

**House For Sale**

Wednesday, 14 August 2024

9 Shadow Brook Pl, Yeppoon, QLD, 4703

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Leafy Outlook

Discover this exceptional 286m<sup>2</sup> residence, perfectly positioned on a generous 824m<sup>2</sup> corner allotment that backs onto a tranquil rainforest creek, ensuring privacy with only one neighbouring property. This spacious home boasts 4 large bedrooms, an office, and a separate home theatre complete with an overhead projector and screen. The stunning 2 pac kitchen, featuring an island bench, seamlessly integrates with the open-plan family area, leading out to both front and rear patios-ideal for indoor-outdoor living.

Enhanced by solar power, crim safe screens throughout, and two brand-new garden sheds, the property also offers beautifully established gardens and a variety of fruit trees, which can be seen from the spacious rear patio area.

Inside, the home is adorned with luxurious touches, including fully ducted air conditioning, 2.7m high ceilings, decorative cornices, and planation shutters. The master suite is a truly relaxing retreat, featuring a gorgeous ensuite with double vanities, a roomy shower, and a 2-person spa which overlooks the natural bush back drop. ( image soaking in the tub after a long day)

This property is ideally located within walking distance to the local primary school, and just minutes from the town center, beaches, and shops. With all these premium inclusions, this home offers the perfect blend of luxury, convenience, and privacy.

Don't miss out on this one.