



1 Dune Circle, Lammermoor

## Your Lammermoor Lifestyle Starts Here

Welcome to 1 Dune Circle, part of the luxurious Lammermoor Sands Estate where coastal elegance meets relaxed family living. Perfectly positioned on a 717 sqm corner block, this stunning low-set brick home offers the best of modern comfort, generous proportions and lifestyle luxury. Built in 2008 by GJ Gardner Homes, this property is ideal for growing families, established families, and boating enthusiasts seeking proximity to the beach and Keppel Bay Marina.

### External Features:

- Expansive covered outdoor entertainment area overlooking the sparkling new in-ground pool
- Luxury pool design with self-cleaning system, ambient LED lighting, and waterfall feature - a showpiece for entertaining
- Double-gate side access providing secure storage for boats, caravans, or trailers
- Additional side access leading to a 3 m garden shed
- New garden retaining wall and beautifully landscaped surrounds
- Generous yard space perfect for kids and pets
- Fully fenced corner block offering privacy and functionality
- Dog park conveniently located directly across the road

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### FOR SALE

Offers over \$865,000.00 considered

### AGENTS

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### AGENCY

LJ Hooker Rockhampton  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

#### Internal Features:

- Large master suite featuring split-system air-conditioning, a walk-in robe, and a private ensuite
- Three additional bedrooms, all with built-in robes and split-system air-conditioning
- Spacious open-plan kitchen and dining area seamlessly connecting to the outdoor entertainment space - perfect for family gatherings
- Inviting family living room with plenty of natural light and room for everyone
- Dedicated study nook, ideal for working from home or student study
- Main bathroom with separate shower and bath
- Ample laundry area with external access
- Double lock-up garage with internal entry and extra storage

#### Location & Lifestyle:

Nestled in the exclusive Lammermoor Sands Estate, you'll enjoy the peace of a family-friendly neighborhood with unbeatable proximity to the coast and key amenities:

- Lammermoor Beach - approx. 2 minutes
- Keppel Bay Marina - approx. 5 minutes
- Sacred Heart Primary School - approx. 2 minutes
- St Ursula's College / St Brendan's College - approx. 5 minutes
- Yeppoon Central Shopping Centre - approx. 7 minutes
- Yeppoon Hospital - approx. 8 minutes

#### The Bottom Line

This luxury family home has been lovingly maintained for many years and is now ready for its next chapter. Offering the perfect blend of elegance, comfort and convenience, with every feature thoughtfully designed for modern family life, 1 Dune Circle truly captures the essence of Lammermoor living. Homes of this caliber in Lammermoor Sands Estate rarely come to market. Experience the best of Yeppoon's coastal lifestyle with pristine beaches, boating adventures, and a community that embraces outdoor living.

Contact Jesse Parkin - LJ Hooker Rockhampton to arrange your private inspection today. This one won't last long.

#### MORE DETAILS

Property ID	7NCHVW
Property Type	House
Land Area	717 m2
Including	Study Air Conditioning Pool Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Brit Carr 0407 228 860**

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