



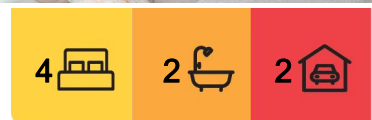
## Yeppoon, 37 Ocean Park Avenue

### Coastal Comfort on Ocean Park Avenue

Discover the perfect blend of comfort and coastal charm at 37 Ocean Park Avenue, Yeppoon. This stunning rendered home, ideally situated on a spacious 1050 sqm block, features 4 bedrooms, 2 bathrooms, and a double bay lockup garage. The master bedroom includes modern features with a ceiling fan, air conditioning, a walk-in wardrobe, and a private ensuite. The 3 additional bedrooms come equipped with built-in wardrobes, ceiling fans, and air conditioning.

The property boasts a modern, sleek, and stylish kitchen, perfect for culinary enthusiasts. The large lounge room is spacious and inviting, ideal for family gatherings and relaxation. With 2 contemporary bathrooms, this home offers both comfort and functionality. There are also 2 garage spaces providing secure parking with ample storage space.

An expansive 15x8 metre, 3 bay powered shed with an awning is perfect for a workshop, extra storage, or hobby space. The property is also equipped with 6.6kW energy-efficient



#### For Sale

Offers Over \$790,000 Considered

#### View

[ljhooker.com.au/71AHVW](http://ljhooker.com.au/71AHVW)

#### Contact

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solar system, helping to reduce your electricity costs.

Embrace the serene coastal lifestyle while enjoying the convenience of being close to all the amenities Yeppoon has to offer. This home provides ample space both indoors and outdoors, making it perfect for families or those who love to entertain.

Don't miss this incredible opportunity to own a piece of paradise. Contact us today to arrange a viewing!

## More About this Property

<b>Property ID</b>	71AHVW
<b>Property Type</b>	House
<b>Land Area</b>	1050 m <sup>2</sup>

### Brit Carr 0407 228 860

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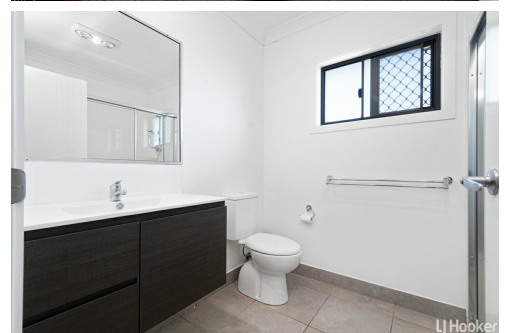
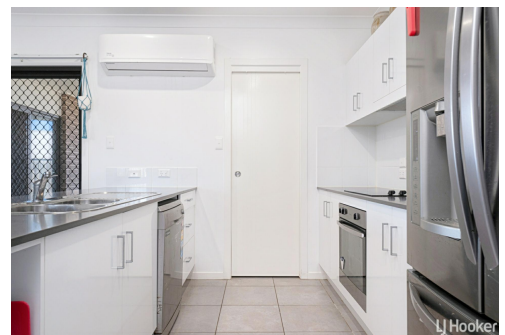
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