



## Yeppoon, 9 Birdwood Avenue

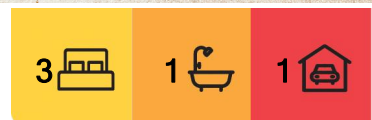
### High-Set Home - Sun, Sand, and Sea Nearby

Nestled on a spacious 1,045m<sup>2</sup> block, this charming highset home combines modern comfort, timeless style, and the perfect coastal lifestyle. Located within walking distance of Yeppoon Central Shopping Centre and just a short drive to the beach, this property offers unbeatable convenience.

Featuring 3 well-sized bedrooms, a modern kitchen and bathroom, and polished hardwood floors that add timeless character throughout. Outside, the spacious backyard includes a delightful pergola, ideal for relaxing or entertaining in your private oasis.

Don't miss the opportunity to secure this fantastic property in a prime Yeppoon location.

Make 9 Birdwood Avenue your home today!



**For Sale**  
Contact agent

**View**  
[ljhooker.com.au/77XHVV](http://ljhooker.com.au/77XHVV)

**Contact**  
**Brit Carr**  
0407 228 860  
[brit.carr@ljhooker.com.au](mailto:brit.carr@ljhooker.com.au)  
**Harry Leonard**  
0488 101 459  
[harry.leonard@ljhooker.com.au](mailto:harry.leonard@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Rockhampton**  
**(07) 4922 2122**



## More About this Property

Property ID	77XHVW
Property Type	House
Land Area	1050 m <sup>2</sup>

### Brit Carr 0407 228 860

Principal | Licensed Sales Agent | [brit.carr@ljhooker.com.au](mailto:brit.carr@ljhooker.com.au)

### Harry Leonard 0488 101 459

Sales Associate | [harry.leonard@ljhooker.com.au](mailto:harry.leonard@ljhooker.com.au)

### LJ Hooker Rockhampton (07) 4922 2122

222 Bolsover Street, ROCKHAMPTON QLD 4700

[rockhampton@ljhooker.com.au](mailto:rockhampton@ljhooker.com.au) | [rockhampton@ljhooker.com.au](mailto:rockhampton@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Rockhampton**  
**(07) 4922 2122**