



3 Shalom Close, Cooya Beach

## Simply Quiet and Private

Privately positioned behind attractive fencing on a generous, fully fenced 1040m<sup>2</sup> corner block, this inviting Cooya Beach home delivers the relaxed tropical lifestyle that Far North Queensland is famous for.




Located in a quiet street within 400 metres of Cooya Beach, the home welcomes you with a covered front patio – the perfect spot to enjoy the cooling coastal breeze over a morning coffee or evening refreshment.

Step inside to discover the versatile floorplan that is designed for both family living and entertaining.

Immediately off the entry is a light and breezy secondary lounge space that opens back onto the patio and would be perfect for some alone time at the end of a long day.

Opposite this space, the master bedroom is thoughtfully appointed with a walk-behind robe and private shower ensuite with floor to ceiling tiling. As is the case throughout the entire house, the master also features air conditioning and a ceiling fan.

The two additional bedrooms are good sized and share the main bathroom that comes complete with a deep bath, shower and separate toilet. A fourth air-conditioned room adds further flexibility as

4  2  4 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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a potential fourth bedroom, media room or home office.

At the heart of the home, the spacious kitchen impresses with a large island bench, ample workspace, oven, hotplate, dishwasher and a huge amount of built-in storage &ndash; ideal for everyday living or hosting guests.

The dining and main lounge area flows seamlessly to the outdoor entertaining space, overlooking the sparkling swimming pool and lush established gardens, creating an easy indoor&ndash;outdoor connection that suits the tropical climate perfectly.

Comfort is assured year-round with air conditioning and ceiling fans throughout, along with screens to all windows.

Additional practical features include a double garage, bore, a grassed area that is ideal for kids or pets, and excellent additional parking for a boat, trailer or caravan care of the wide driveway. Surrounded by tropical gardens and palms, there is also established trees such as limes, bush limes, passionfruit, star fruit, chilli, with still plenty of space available to plant further of your favorite fruits and vegetables.

With Mossman's range of amenities a mere 5-minute drive away and the many attractions of Port Douglas only 15 minutes in the other direction, this property offers space, privacy and lifestyle in the popular coastal community that is Cooya Beach.

For all the details or to request an inspection, contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)

## MORE DETAILS

Property ID	13XMF4A
Property Type	House
Land Area	1040 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Secure Parking
	Fully Fenced
	Ceiling Fans
	Bore

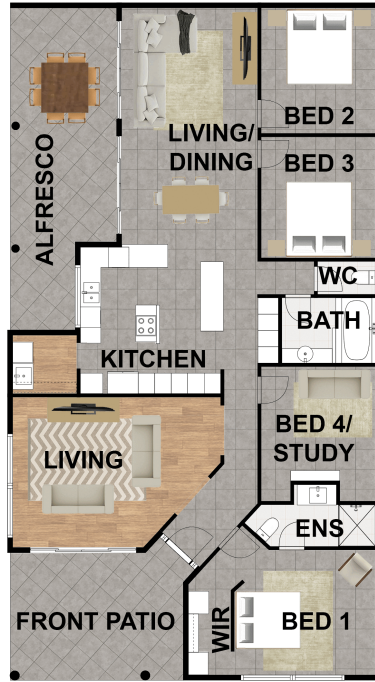
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**3 Shalom Close, Cooya Floor Plan**

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