

53 Cooya Beach Road, Cooya Beach

## ATTRACTIVE HOME WITH OPTIONS APLENTY

Immediately feel a part of the Cooya Beach community with this attractive home that captures the relaxed lifestyle that Far North Queensland is so renowned for.

Combining contemporary comfort with easy, low-maintenance living, this light, airy, welcoming home is thoughtfully designed to make the most of its surroundings while offering practical features ideal for families, couples or investors alike.

The three well-proportioned bedrooms feature air conditioning, ceiling fans and built-in wardrobes. The master suite enjoys the added privacy of its own ensuite and direct access to the backyard, creating a quiet retreat to escape to at the end of the day.

Both bathrooms feature a contemporary design, with the main bathroom offering both bath and shower options to suit family living.

At the heart of the home is the open plan living, dining and kitchen area. Extra-high ceilings, large picture windows and sliding doors that enhance the sense of space and natural light, while air conditioning and ceiling fans ensure year-round comfort.

3 2 2

### FOR SALE

Please Call

### AGENTS

Shane Wight

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### AGENCY

LJ Hooker Port Douglas

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And for those times when you want to take full advantage of the enviable tropical climate, the indoor space flows seamlessly out to a tiled, covered patio that is perfect for entertaining or relaxing.

The kitchen is both stylish and functional, featuring a large freestanding island with breakfast bar overhang, benchtop, ample storage, dishwasher, oven, cooktop and a generous fridge recess. A handy additional space provides flexibility for storage or a compact study/working station, while the laundry is neatly incorporated into the double garage for added practicality.

Positioned on a generous 802m2 corner block, the property offers a very large lawn area that is a true blank canvas, with ample room to add a shed, a pool, or both, and parking for a caravan or boat. Wide double gate side access, full fencing and a small water tank add further appeal and practicality.

Add the immediate access to the local park, a short five-minute drive to Mossman's full range of amenities and ten-minute drive to Port Douglas, and this home delivers lifestyle, location and potential all in one compelling package. Previously rented and now vacant and ready for new owners, don't miss this great opportunity.

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	13X2F4A
Property Type	House
Land Area	802 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Ceiling Fans

### Shane Wight 0409 417 316

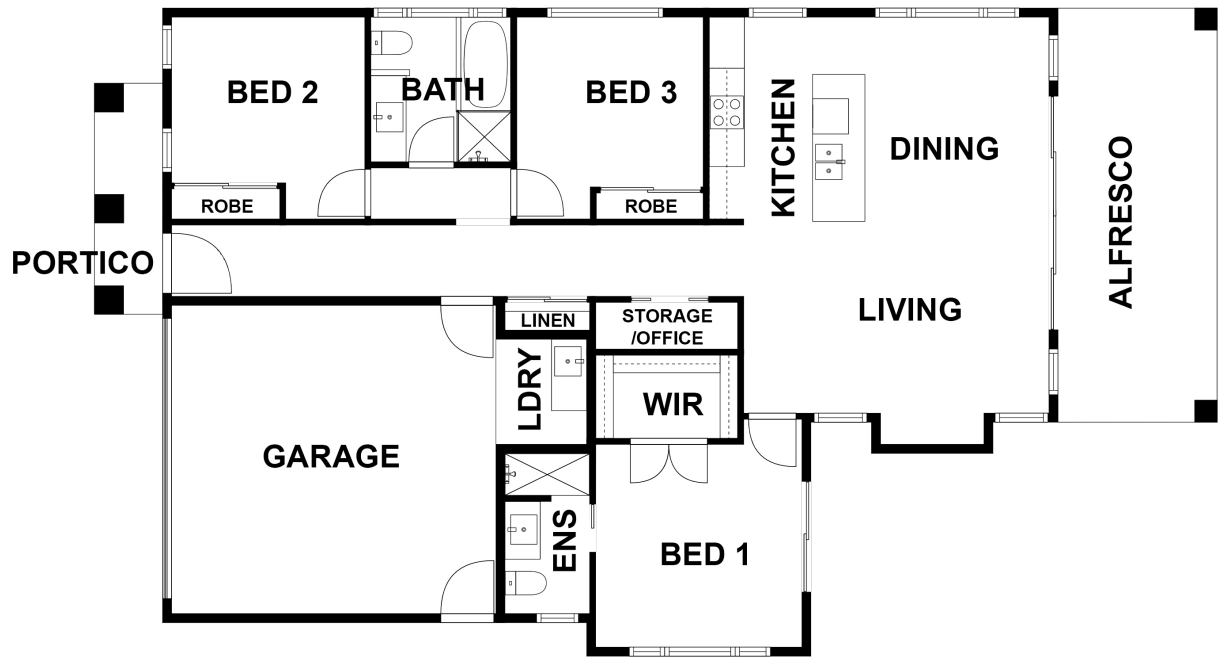
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