







Cooya Beach, 54 Barrbal Drive

NEW PRICE - VENDOR SAYS IT'S TIME TO GO

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For Sale
Please Call

View
ljhooker.com.au/1395F4A

Contact
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0409 417 316
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PRICE REDUCED!

THIS HOME IS LIKE NEW! It is immaculate, relatively new build.

Take advantage of this great newly built, modern, breezy, beautifully appointed home that provides something of a blank canvas that you can personalise to suit your taste and needs.

A change in circumstances has resulted in increased motivation to sell, making it a win-win for buyers looking for a young, modern, fully established home in the ever-popular Ocean Breeze Estate in Cooya Beach.

A rose-fringed pathway prefaces the entry to the home that features four bedrooms, two bathrooms, an open plan living, dining and kitchen space, study nook, covered rear patio

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LJ Hooker Port Douglas
(07) 4099 4099

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and secure parking for two cars.

The first of four good sized bedrooms is located at the front of the home and could be perfect for guests given its separation from the other three. With its air conditioning, ceiling fan and cool tiling, your comfort is assured.

At the heart of the home is the impressive open plan living, dining and entertaining space that is headlined by the sleek fully optioned kitchen with its large island bench, stone benchtops, breakfast bar overhang, wall oven, cooktop, dishwasher, dual sinks and abundant storage space including a large walk-in pantry.

The space also opens directly onto the covered, tiled patio providing for a seamless integration between indoor and outdoor living.

Beyond the kitchen and set privately away from the other bedrooms is the master suite that is prefaced by a handy study nook.

Also opening onto the patio, the master bedroom features air conditioning, ceiling fans, a built-in wardrobe and large ensuite with dual sink vanity and semi-separate shower and toilet alcoves.

The remaining two bedrooms offer a similar feature set and are separated by the main shower bathroom and separate toilet.

Outside, the 600m2 block provides side access, perfect for your boat or caravan and more than enough room for a pool, or shed, or even maybe both.

Fitted out with all you need for carefree tropical living, additional features of this property include:
- Good sized laundry with built-in storage and benchtop
- LED lighting and quality tiling throughout
- Cool neutral decor
- Established neighbourhood
- Good proximity to the beach, boat ramp and local park
- 5 minute drive to Mossman for all your necessities
- 10 minute drive to Port Douglas

If you are looking at building, why not take a look at this near new modern home, it may just surprise you. Holding great potential as a first home, upgrade, or income earning investment, this property is well worth a look. For all the details or to request an inspection, contact Shane on 0409 417 316 or swight.portdouglas@ljhooker.com.au

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More About this Property

Property ID	1395F4A
Property Type	House
Land Area	600 m²
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Ceiling Fans Modern Bathroom & Kitchen











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Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please direct all enquiries to the selling agent.

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