65 Barrbal Drive, Cooya Beach

THE COMPLETE PACKAGE – MODERN HOME, POOL & SHED

4 2 4

Built in 2021 and subsequently upgraded with a sparkling inground pool and substantial shed, this contemporary Cooya Beach home delivers the perfect blend of modern comfort and convenience, functionality and tropical outdoor living.

Set on a generous 756m² allotment, the home enjoys an enviable natural outlook across open paddocks to the majestic Daintree mountain ranges beyond, and even Thornton Peak on a clear day. Offering privacy, space and a relaxed coastal lifestyle, this is a property that truly stands apart.

Designed with effortless living in mind, the spacious open-plan layout seamlessly connects the kitchen, dining and living zones to the expansive outdoor entertaining area. The extended, fully tiled patio with shade sail creates the ideal setting for year-round entertaining while overlooking the 6m x 3m swimming pool, complete with elegant coping tiles and a dedicated firepit area for cooler evenings under the stars.

FOR SALE
Please Call

AGENTS
Nicki Samson
0474 444 583
nsamson.portdouglas@ljhooker.com.au

AGENCY
LJ Hooker Port Douglas
(07) 4099 4099

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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The stylish kitchen is sure to impress, featuring stone benchtops, an integrated dishwasher, corner pantry, abundant storage and a freestanding chef's gas cooker with electric oven.

The four generous bedrooms are each appointed with built-in robes, air conditioning, ceiling fans, quality roller blinds and luxurious sheer curtains. The master suite offers a private retreat with a concealed walk-in robe and large windows overlooking the backyard. The impressive ensuite showcases a freestanding bathtub and oversized double-head shower.

Main features at a glance include:

- Four bedrooms, two modern bathrooms
- Contemporary kitchen with premium finishes and appliances
- Open-plan living and dining flowing to outdoor entertaining
- Air conditioning and ceiling fans throughout
- Double remote garage plus large high-clearance shed with side storage area
- Side access for boats, caravans, trailers, etc.
- Fully fenced yard with low-maintenance tropical gardens and raised vegetable gardens
- 6.6kW solar power system
- Wired Ring security system

The location is equally appealing - just 200 metres from the local park featuring playgrounds and cricket nets, approximately 1.5km from the beach, local daycare and popular fish and chip shop, and only 15 minutes from Port Douglas or 6 minutes to Mossman's range of amenities.

Modern, stylish and move-in ready, this home presents a rare opportunity to secure a quality property in one of the region's most desirable coastal communities.

For all the details or to arrange your private inspection, contact Nicki on 0474 444 583 or nsamson.portdouglas@ljhooker.com.au

Please Note: this auction will be held on site and online via Realtair on Friday 11 July at 11:00am (unless sold prior to auction). The property is being sold via auction / without a price and therefore a price guide cannot legally be provided. Websites may have filtered the property into a price bracket for website functionality purposes.

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MORE DETAILS

Property ID	1407F4A
Property Type	House
House Size	210 m2
Land Area	756 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Ceiling Fans

Nicki Samson 0474 444 583
Office Manager / Sales & Marketing |
nsamson.portdouglas@ljhooker.com.au

LJ Hooker Port Douglas (07) 4099 4099
Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877
portdouglas.ljhooker.com.au | portdouglas@ljhooker.com.au

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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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