



194 Euluma Creek Road, Julatten

## THIS IS A "MUST SEE" PROPERTY

Every now and then you come across a property which neither words nor images can fully capture; a "must see" property that can only really be appreciated in person.

194 Euluma Creek Road in Julatten is one such property.

Set behind a private gated entrance, your 7-acre oasis located in one of the world's most desirable climates awaits. So, what's on offer?

### The House:

- Steel frame

### Upstairs:

- Expansive lounge and dining area with mountain views
- Kitchen with oven, gas cooktop, dishwasher, good countertop and cupboard space
- Large breezy deck overlooking the grounds and mountain views
- Direct ramp access from the deck to the grounds
- 3 bedrooms, all with views
- Bathroom with bath, separate shower and separate toilet
- Air conditioning, ceiling fans and downlights
- Large storage cupboards

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.

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### FOR SALE

Please Call

### AGENTS

Shane Wight

0409 417 316

swight.portdouglas@ljhooker.com.au

### AGENCY

LJ Hooker Port Douglas

(07) 4099 4099



#### Downstairs:

- Perfect "finishing off" project
- Internal access to upstairs
- Large kitchen and living area
- Bedroom or studio with external access
- Second bedroom
- Bathroom with bath and separate shower
- Separate toilet
- Oversized double garage with additional storage and workshop area

#### Grounds:

- Second, large, insulated double garage
- Third double open-front shed / double carport
- Secondary shelters
- Land slopes gently towards the dam &ndash; enjoy refreshing swims
- Dam stocked with red claw (small freshwater crayfish)
- Beautiful grass / lawn areas
- Bore &ndash; supplies the house (drinkable) and property irrigation
- Irrigated greenhouse
- Dedicated garden areas with a variety of bromeliads, succulents, ornamental gingers, orchids and ferns
- Separate fenced yard with mulch/compost bins &ndash; perfect for veggie gardens
- Over 180 variants of fruits throughout the property
- More than 400 mature rare and tropical fruit trees including acai palms
- Soursop, durian, banana and citrus plantations  
(Soursops are an up and coming health/medical fruit tree with many benefits)
- Cacao
- Enjoy and/or sell the huge harvests of tropical fruits and nuts that are produced
- Abundance of native trees and plants including bush tucker
- Chicken coop (old)
- Abundance of wildlife including birds, butterflies, wallaby, bandicoot and friendly echidnas
- Full boundary fencing
- Endless parking/storage areas and options
- Mountain views, chirping birds and lovely breezes no matter where you are
- Private, peaceful and quiet
- Devil Devil Creek borders the property

Having already purchased elsewhere, our vendors are highly motivated to sell so to book your personal inspection and experience all that this property has to offer, contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)

## MORE DETAILS

Property ID 13RMF4A  
Property Type House  
Land Area 6.87 acre  
Including Air Conditioning  
Toilets (2)  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Remote Garage  
Solar Panels  
Water Tank  
Ceiling Fans  
Bore

### Shane Wight 0409 417 316

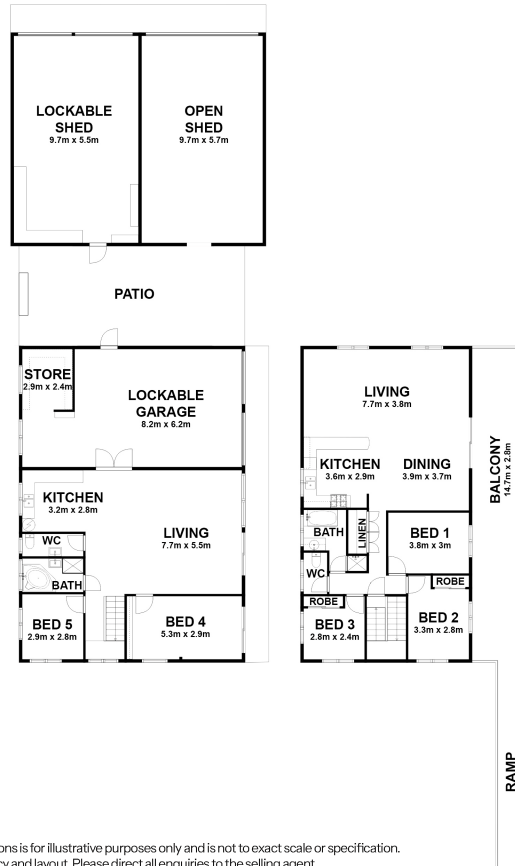
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Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please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