



7 Camelia Court, Palm Cove

## BRAND NEW BEACHSIDE HOME

WITH EVERYTHING DONE INCLUDING LANDSCAPING, JUST MOVE IN AND START LIVING!




Live the lifestyle you deserve with this brand new, fully optioned home located only 200 metres from the beach and village in the heart of Palm Cove.

Recently completed, this executive home is sure to impress with its combination of thoughtful inclusions, additional upgrades and modern, comfortable, energy efficient living.

Some of the many features on offer include:

- Decked portico with stone features and oversized entry door.
- Large, air-conditioned master bedroom with direct deck/pool access, walk-in robe and impressive ensuite featuring a large walk-in shower, freestanding bath, twin sink vanity, separate toilet and floor to ceiling tiling.
- 2 secondary bedrooms, both with air conditioning, ceiling fans and built-in wardrobes.
- Air-conditioned media room / office / gym / spare room.
- Main bathroom with large walk-in shower, same quality finishes as the master ensuite and separate toilet with sink.
- Open plan kitchen, dining and lounge space with a full wall of bi-

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](mailto:swight.portdouglas@ljhooker.com.au)

### AGENCY

LJ Hooker Port Douglas

(07) 4099 4099

 **LJ Hooker**

fold doors that retract to access the deep covered, Eko-decked alfresco area - the epitome of tropical living.

- Gourmet kitchen that comes complete with a large multi-purpose island bench, feature benchtops, induction cooktop, dual ovens, dishwasher, ample storage, multiple power points, walk-in pantry and large servery out to the alfresco area.
- Nice sized laundry with plenty of storage.
- Glass louvres - great air flow.
- Sparkling pool with glass fencing, feature stone wall and waterfall.
- Double lock-up garage - remote-controlled panel lift door.
- Solar panels.
- Dual side access.
- Fully fenced.
- Tropical gardens.
- Artificial turf for low maintenance convenience.
- Quiet cul-de-sac location.
- Sea breezes.
- Individual title - NO body corporate.

If you're looking for an enviable beachside lifestyle in Palm Cove and a brand new fully featured home, this is the property for you.

It's a rare offering so don't miss out. Contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au) for all the pertinent information and to book your exclusive inspection.

As a buyer, if you need a flexible deposit and or flexible settlement dates / conditions, please talk to me as our vendor has flexibility and I can seek approval prior to the auction.

And make no mistake, our vendor is motivated to SELL!

Please Note: this auction will be held ONSITE and online via Realtair on Saturday 29 November at 10:00am (unless sold prior to auction). The property is being sold via auction / without a price and therefore a price guide cannot be legally provided. Websites may have filtered the property into a price bracket for their search and functionality purposes.

## MORE DETAILS

Property ID 13UYF4A  
Property Type House  
Land Area 555 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Pool  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Ceiling Fans  
Modern Bathroom & Kitchen  
Irrigation  
Granite Benches

### Shane Wight 0409 417 316

Property Sales and Licensed Auctioneer |  
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### LJ Hooker Port Douglas (07) 4099 4099

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