



## Port Douglas, 5/13 Morning Close

RESIDENTIAL UNIT WITH LOW BODY CORPORATE FEES

PERSONALISE TO PROFIT!

If you're chasing a project that is not too stressful and has great potential to turn a profit, this solid one bedroom one bathroom unit could well be the ticket.

An attractive prospect for both owner occupiers and investors, this unit is located at the front of a small residential complex of only eight and provides a great opportunity for personalisation and modernising that would improve it even further.

Inside, the tiled open plan living and dining space flows through to the large breezy balcony that is screened by mature palms. The combination of tropical breezes, air conditioning and ceiling fan will help ensure your year-round comfort.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13M4F4A](http://ljhooker.com.au/13M4F4A)

**Contact**  
**Matthew Scott**  
0457 738 804  
[mScott.portdouglas@ljhooker.com.au](mailto:mScott.portdouglas@ljhooker.com.au)



**Disclaimer:** 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.

**LJ Hooker Port Douglas**  
**(07) 4099 4099**

The U-shaped kitchen is well appointed with its ample storage and bench space, freestanding oven-cooktop, separate pantry, fridge recess and elevated breakfast bar.

Taking advantage of the natural light, the spacious carpeted bedroom comes complete with air conditioning, ceiling fan and full-length built-in wardrobe.

Rounding off this offering is the integrated bathroom and laundry space providing both bath and shower options.

With its low body corporate fees (approximately \$4500/year) and excellent proximity to the popular local cafe, golf course and beach, this unit offers the convenience of living in, renting out, or being your lock-and-leave holiday pad, complete with shared pool area.

Lease till early August 2025.

For all the details or to request an inspection, contact Matt on 0457 738 804 or [mscott.portdouglas@ljhooker.com.au](mailto:mscott.portdouglas@ljhooker.com.au)

## More About this Property

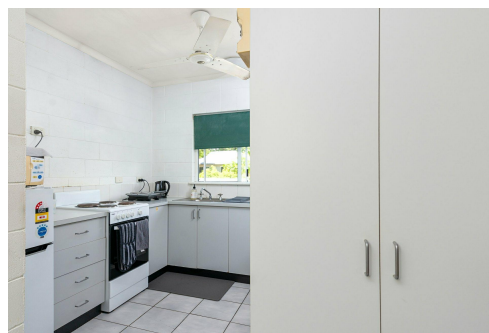
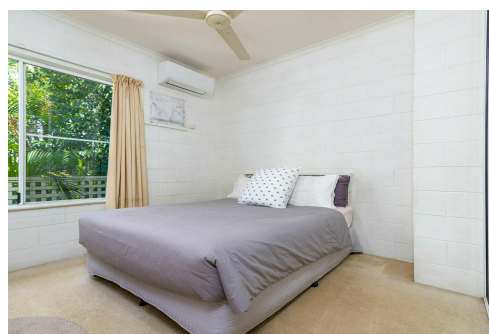
<b>Property ID</b>	13M4F4A
<b>Property Type</b>	Apartment
<b>Land Area</b>	70 m2
<b>Including</b>	Air Conditioning Toilets (1) Pool Balcony Deck Outdoor Entertaining Built-in-Robes Secure Parking Oversized balcony peaceful outlook fully self contained

**Matthew Scott 0457 738 804**

Sales Manager / Director | [mscott.portdouglas@ljhooker.com.au](mailto:mscott.portdouglas@ljhooker.com.au)

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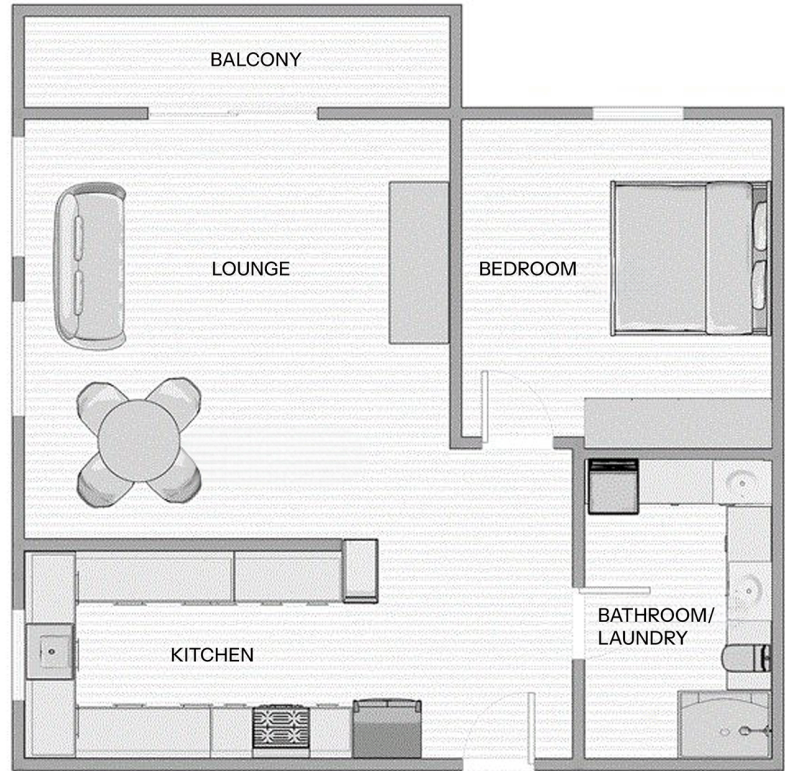
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Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please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



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