

50/11 Port Douglas Road, Port Douglas

## RESIDENTIAL APARTMENT WITH GREAT POTENTIAL

Live in, rent out permanently, apply it to the short-term holiday market. While you decide how best to use your new apartment, you can take advantage of the 6% net return that is currently in place with a rental lease until December 2025 or undertake a program of renovation, improvement or personalisation - The potential for this spacious apartment is endless!

If you like the idea of living in a property where all your gardening and pool maintenance is looked after then please, read on&hellip;

Located privately on the top floor behind a natural screen of swaying palms, this Sands Resort apartment also enjoys pool views from its breezy balcony.

With two good-sized bedrooms, a combined bathroom and laundry space, full kitchen and open plan living and dining area, your comfort is assured.

The bedrooms feature easy care tiling, air conditioning, ceiling fans and built in storage/wardrobes. The master also affords direct access onto the large, covered balcony where you can really soak in the tropical climate.

2 1 1

### FOR SALE

Please Call

### AGENTS

Matthew Scott

0457 738 804

[msscott.portdouglas@ljhooker.com.au](mailto:msscott.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.

LJ Hooker

The kitchen has everything you need for quick and easy meal prep including an upright stove/oven, dishwasher, microwave and fridge recess and good benchtop and storage space.

The adjacent dining and lounge area features a combination of air conditioning, ceiling fan, natural breezes from the balcony and cool tiling. All doors and windows are screened for added convenience.

Completing this attractive package is the secure covered parking for one vehicle, the 400 metres (straight line) to Four Mile Beach and 2km to Macrossan Street and the village centre.

A popular family-friendly destination with owner occupiers and holiday makers alike, Port Douglas Sands Resort features a large lagoon-style pool with spa, covered barbeque and entertaining pavilion, elevator, tour desk and friendly, professional onsite managers.

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

## MORE DETAILS

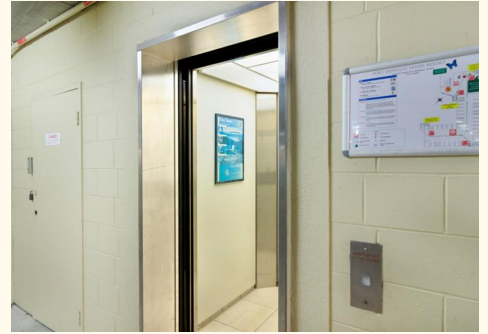
Property ID	13PVF4A
Property Type	Apartment
Land Area	72 m2
Including	Air Conditioning Toilets (1) Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Top floor pool views Lift Close to town laundry

**Matthew Scott 0457 738 804**

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

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

Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877  
[portdouglas.ljhooker.com.au](http://portdouglas.ljhooker.com.au) | [portdouglas@ljhooker.com.au](mailto:portdouglas@ljhooker.com.au)





# Sands Resort

## Apartment 50

0402 754 145



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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