



63 Pool/19-37 St Crispins Avenue, Port Douglas

SEXY SWIM-OUT APARTMENT WITH MASSIVE 30m2 SUNDECK

It truly doesn't get much better than this.

Welcome to Apartment #63 at Pool Port Douglas - a contemporary, beautifully appointed ground-floor residence featuring new furniture, two generous bedrooms, a spacious bathroom, full kitchen, inviting lounge, and an impressive 30m2 sundeck with direct swim-out access to a spectacular free-form pool.

Perfect for both holiday letting and permanent living, this fully self-contained apartment offers all the comforts needed to enjoy the region's balmy tropical lifestyle - especially that enviable alfresco sundeck.

The first of the two good-sized bedrooms is located near the entry and enjoys abundant natural light enhanced by high ceilings and LED downlights. Air conditioning, a ceiling fan and louvred windows ensure year-round comfort, while the built-in wardrobe provides excellent storage. With a wall-mounted TV, it's your own private retreat.

Sleek and spacious, the bathroom features a full-sized bath and shower, modern vanity, toilet, and floor-to-ceiling tiles. Opposite, the

2 1 1

FOR SALE
\$555,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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cleverly concealed European-style laundry adds convenience without compromising space.

The second bedroom mirrors the comfort and practicality of the first with high ceilings, LED lighting, air conditioning, ceiling fan, and built-in storage. It can also be discreetly separated from the living areas via cavity sliding doors.

With its range of new appliances, the galley kitchen is perfectly designed for effortless entertaining or relaxed nights in, combining a 4-burner gas cooktop, under-bench oven, integrated fridge and dishwasher, and generous storage. Just try not to get distracted by the glistening pool view!

The breezy lounge area opens seamlessly through stackable sliding doors onto the showpiece of the apartment: the partially covered, partially open sundeck complete with outdoor dining, sun lounges, a large umbrella, and direct swim-out access.

Situated in the quieter southern end of the complex, this apartment is sold fully furnished with the added convenience of undercover parking.

It is currently a popular privately managed holiday escape on Airbnb, but with its flexible zoning you can use it however you want.

Interest is expected to be strong, so for all the details or to arrange a viewing, contact Matt on 0457 738 804 or msscott.portdouglas@ljhooker.com.au

MORE DETAILS

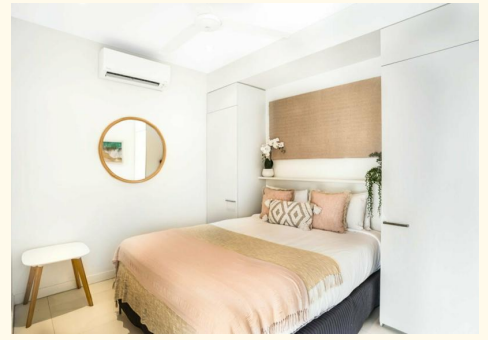
Property ID	13VZF4A
Property Type	Apartment
Land Area	95 m2
Including	Air Conditioning Toilets (1) Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels direct pool access no stairs nice and light apartment selling fully furnished

Matthew Scott 0457 738 804

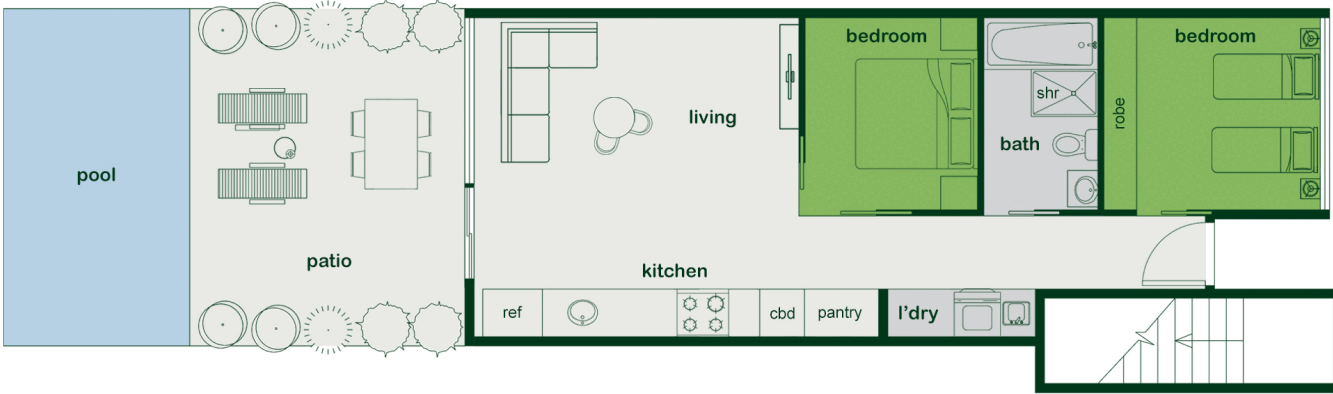
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