

7/11-15 Port Douglas Road, Port Douglas

NEW PRICE - HUGE RESIDENTIAL APARTMENT 155m2- YES YOU CAN LIVE HERE

If you know Sands Resort, you'll realise that this is not your standard offering, far from it.

Spacious, versatile and superbly located, this oversized residence delivers the perfect blend of resort-style living and flexible investment potential just moments from iconic Four Mile Beach.

Spread across two generous levels and offering approximately 155m² of living space, this unique property has been thoughtfully updated for comfortable tropical living.

Downstairs welcomes you with a stylish new kitchen complete with excellent bench space and storage, breakfast bar seating, cooktop, integrated oven and microwave, dishwasher and dedicated fridge recess. The open-plan living and dining area is enhanced with new lighting, air conditioning and fans, creating a fresh, modern feel throughout.

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

Offers over \$575,000

VIEW

By Appointment

AGENTS

Matthew Scott

0457 738 804

msscott.portdouglas@ljhooker.com.au

AGENCY

LJ Hooker Port Douglas

(07) 4099 4099

 **LJ Hooker**

Adding to the flexibility is the original resort office space — currently unused and ready to be transformed into a home office, media room, second lounge, guest retreat or creative studio.

Upstairs, four good-sized bedrooms with built-in wardrobes and carpeting provide excellent accommodation options, while the private master suite enjoys its own ensuite and large south-facing balcony. The main bathroom cleverly incorporates the laundry for everyday convenience.

Additional enticing features include:

- Air-conditioning throughout
- Residential zoning with exceptional flexibility
- Secure covered onsite parking on title
- Options as an owner-occupied residence, permanent rental (approx. \$850+ per week) or holiday accommodation
- Resort-style living with gardening and pool maintenance included

As an owner within Sands Resort, you'll enjoy access to the impressive lagoon-style swimming pool with spa, covered BBQ pavilion, entertaining area, elevator access, tour desk and professional onsite management.

All this ideally located less than 400 metres from the golden sands of Four Mile Beach and only minutes from the restaurants, boutiques and vibrant village atmosphere of Macrossan Street.

Properties offering this level of space, versatility and lifestyle appeal within Port Douglas resort precincts are exceptionally rare. Inspect today and discover the opportunity for yourself.

For all the details, contact Matt on 0457 738 804 or msscott.portdouglas@ljhooker.com.au

MORE DETAILS

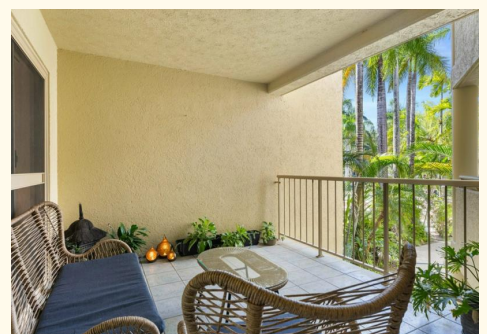
Property ID	13Z2F4A
Property Type	Apartment
House Size	155 m2
Land Area	155 m2
Including	Study Air Conditioning Toilets (2) Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Close to town and beach dual balconies new kitchen

Matthew Scott 0457 738 804

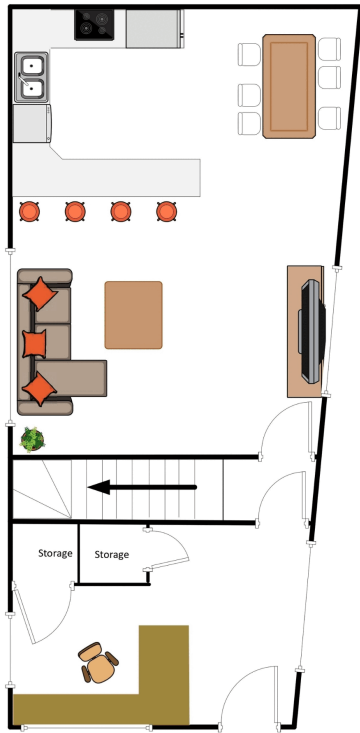
Director / Sales Manager | msscott.portdouglas@ljhooker.com.au

LJ Hooker Port Douglas (07) 4099 4099

Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877
portdouglas.ljhooker.com.au | portdouglas@ljhooker.com.au



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Ground Floor



First Floor



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.