







7/11-15 Port Douglas Road, Port Douglas

MUST BE SOLD

BANG FOR YOUR BUCK HERE!

The sellers have made a significant price adjustment and are highly motivated to achieve a sale. This is an outstanding opportunity for buyers looking to secure excellent value in today's market - HUGE RESIDENTIAL APARTMENT 155m2- YES YOU CAN LIVE HERE

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.

Adding to the flexibility is the original resort office space —

4 2 1

FOR SALE
$450,000

VIEW
By Appointment

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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.

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:

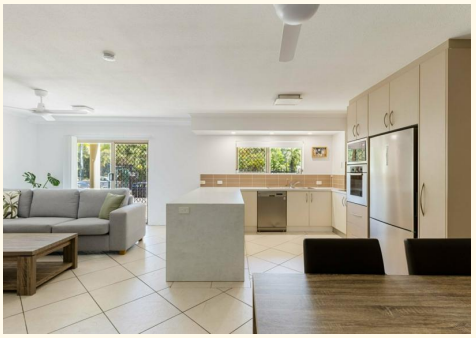
- Air-conditioning throughout
- Residential zoning with exceptional flexibility
- Secure covered onsite parking on title
- Options as an owner-occupied residence, permanent rental (approx. $850+ per week) or holiday accommodation
- Resort-style living with gardening and pool maintenance included

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 mscott.portdouglas@ljhooker.com.au











MORE DETAILS

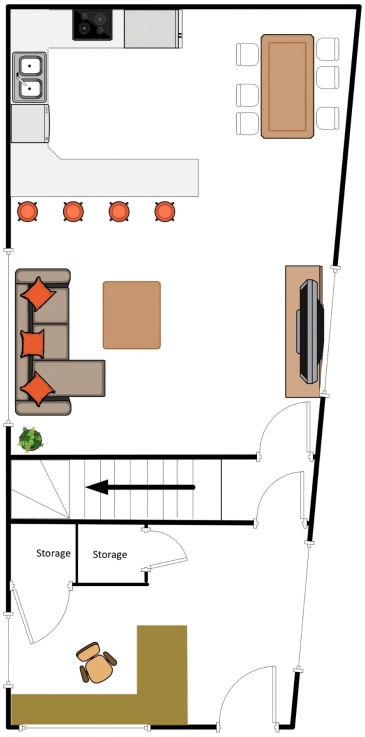
Property ID	13Z2F4A
Property Type	Apartment
House Size	155 m2
Land Area	155 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Close to town and beach
	dual balconies
	new kitchen

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Ground Floor



First Floor

LJ Hooker

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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