

## Port Douglas, On the Inlet 17/18-20 Wharf Street

RARE "DUAL KEY" FIND IN TOWN

ENJOY A PRIME TOWN LOCATION & IMPRESSIVE INCOME POTENTIAL!

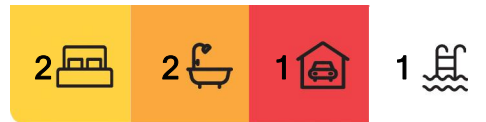
Immerse yourself in the vibrant heart of Port Douglas with this chic, fully furnished, tropical-inspired apartment that offers both convenience and comfort, all within walking distance of everything you need.

This 'as new' two-bedroom, two-bathroom self-managed dual-key apartment is a highly profitable income earner, generating an estimated 10% ROI in 2024.

The clever dual-key configuration (two separate self-contained apartments with a shared lobby) includes 'Panama Studio' - a stylish hotel-inspired studio apartment and 'Bahama Breeze' - a spacious one-bedroom retreat.



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13HFF4A](https://ljhooker.com.au/13HFF4A)

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

The dual-key layout provides exceptional flexibility for both owner and guest use, while also offering various revenue-generating options in the holiday accommodation market. Rent each apartment separately; or stay in one and rent the other while you're on holiday; or offer both as a 2-bedroom, 2-bathroom option &ndash; the choice is yours.

Panama Studio boasts polished timber floors, plantation shutters, air conditioning, ceiling fan, built-in storage, desk space, refreshments centre, fridge, ensuite and tasteful furnishings.

The stylish open-plan design of Bahama Breeze includes a modern kitchenette, cleverly concealed Euro style laundry and dining and lounge space that flows seamlessly onto a breezy, oversized balcony accessed via beautiful timber-framed bi-fold doors.

Enjoy an alfresco meal, refreshing drink or just sit back, relax and soak in your enviable surroundings.

The air-conditioned bedroom provides tranquil rest and respite from a day of shopping, eating or exploring the region. It can be screened from the living area as required. The oversized ensuite features a separate shower, double vanity and deep spa bath for added luxury and relaxation.

Additional features and inclusions:

- \* Interior designed and fully redecorated throughout
- \* As new fridges, smart TVs, outdoor furniture, artwork and accessories
- \* New king-sized beds - note: splittable beds recently purchased
- \* All kitchen and laundry appliances, crockery, and utensils
- \* Use of the shared pool and BBQ area
- \* Covered onsite residents parking

The apartment's main street location means everything is in easy walking distance - just steps to award winning restaurants and the marina with entrance to the Great Barrier Reef, 800 meters from the golden sands of Four Mile Beach and the perfect spot to enjoy shopping, dining and local attractions.

This property offers a fantastic base for your tropical adventures while also delivering excellent income returns. Self-manage, reserve for your own use, or return to the holiday pool - your options are endless.

To put yourself in this very appealing picture, contact Michael at 0403 066 189 or Nicki at 0474 444 583.



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## More About this Property

<b>Property ID</b>	13HFF4A
<b>Property Type</b>	Apartment
<b>Land Area</b>	97 m2
<b>Including</b>	Air Conditioning Toilets (2) Pool Balcony Dishwasher Floorboards Built-in-Robes Ceiling Fans

### Michael Samson 0403 066 189

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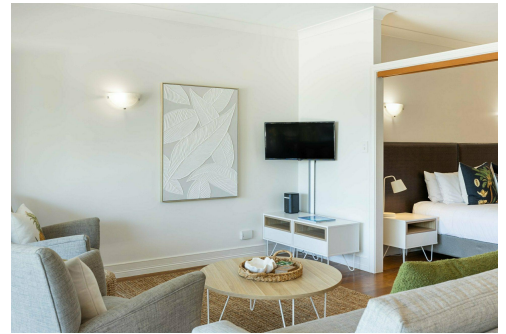
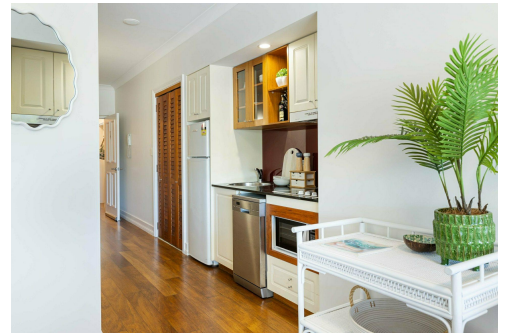
### Nicki Samson 0474 444 583

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