



Port Douglas, 344 Port Douglas Road

Rarely offered, Uniquely different, and beautifully presented!!!

With NO body corporate fees to be paid, this home represents the epitome of carefree life in the tropics and is sure to attract the attention of astute buyers.

Currently a proven investment property, with a choice of usage options, all within 500 metres of famous Four Mile Beach, you'd be well advised to consider this unique beachside gem of a property.

Whilst technically a duplex, this property effectively comprises two 3-bedroom, 2-bathroom units residing on a single title, with no body corporate and no restrictions for usage for you and your family members...

It is currently a popular destination in the short-term holiday rental market, collectively generating in the order of \$100,000 annually. As the new owner you could choose to keep

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For Sale
\$1,475,000

View
By Appointment

Contact
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it as such or:

- Keep one for your own private use and rent the other
- Sell one and keep or rent the other (seller has quote for new owner to proceed)
- Keep both as your new home(s) or home away from home tropical escape

Sold fully furnished (many new pieces) along with some recent cosmetic improvements, both homes feature:

- Full sized kitchens with stone benchtops, dishwashers and island benches
- Large comfortable bedrooms
- Modern bathrooms
- Breezy light-filled lounge and dining spaces
- Catherine Martin wallpaper (Australian costume and set designer)
- Air conditioning and ceiling fans
- Laundries with washing machines and dryers
- Tiled patios
- Courtyards
- Privacy fencing
- Secure double garage (unit 1) and double carport (unit 2)

Shared facilities include a refreshing saltwater pool, 10kW solar system and generous 808m2 block.

Properties like this are few and far between in the current market so if it has piqued your interest contact Matt today on 0457 738 804 or mscott.portdouglas@ljhooker.com.au

More About this Property

Property ID	13PCF4A
Property Type	DuplexSemi-detached
Land Area	808 m2
Including	Ensuite Air Conditioning Toilets (4) Pool Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Beachside no Body corp. Own garage and carport sold fully furnished.

Matthew Scott 0457 738 804

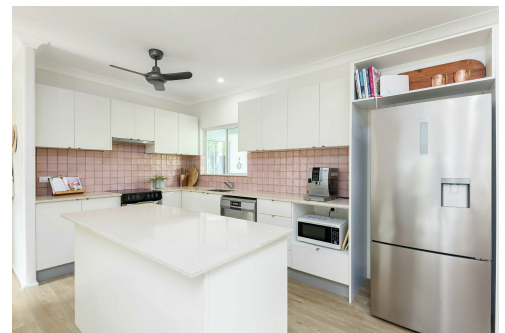
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344 Port Douglas Road



0m 5m
Scale



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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