



1 & 2/25 Limpet Avenue, Port Douglas

SPACIOUS DUPLEX NEAR THE BEACH

RETAIN RENOVATE OR REDEVELOP

Astute investors are sure to recognise the potential value of this beachside duplex block located a mere 400 metres from the golden sands of Four Mile Beach.

Previously a good performer in the permanent rental market, the property comprises of a pair of duplex units that were achieving \$620 and \$550 per week respectively. Both are now vacant and ready for sale.

The front unit features:

- A clever carport conversion which has provided an extra living space, second lounge, office space or third bedroom
- Two additional large bedrooms
- One bathroom – separate toilet
- Kitchen
- Lounge and dining space
- Laundry
- Fenced exclusive use yard
- Uncovered parking for two vehicles

5 2 4

FOR SALE

Please Call

AGENTS

Shane Wight

0409 417 316

swight.portdouglas@ljhooker.com.au

AGENCY

LJ Hooker Port Douglas

(07) 4099 4099

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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The back unit features:

- Two large bedrooms
- One bathroom – separate toilet
- Kitchen
- Lounge and dining space
- Laundry
- Garage
- Fenced exclusive yard
- Uncovered parking

Additional features include:

- Easy stroll to the beach, golf course and local restaurant
- Approximately 4km to town centre

Providing options aplenty, you could modernise to suit your needs, renovate and resell, or live in one and rent the other.

At a generous 800m², the block could also hold excellent redevelopment potential, subject to council approval.

The auction date has been set for Saturday 16 August at 12 noon, so make sure you are ready for auction day by contacting Shane on 0409 417 316 or swight.portdouglas@ljhooker.com.au

Please Note: this auction will be held on site and online via Realtair on Saturday 16 August at 12:00 noon (unless sold prior to auction). The property is being sold via auction / without a price and therefore a price guide cannot legally be provided. Websites may have filtered the property into a price bracket for website functionality purposes

MORE DETAILS

Property ID	13Q9F4A
Property Type	DuplexSemi-detached
Land Area	800 m ²
Including	Air Conditioning Toilets (2) Courtyard Built-in-Robes Fully Fenced Ceiling Fans Laundry

Shane Wight 0409 417 316

Property Sales and Licensed Auctioneer | swight.portdouglas@ljhooker.com.au

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