

1 & 2/25 Pecten Avenue, Port Douglas

SPACIOUS DUPLEX NEAR THE BEACH

Astute investors are sure to recognise the potential value of this beachside duplex block located a mere 300 metres from the golden sands of Four Mile Beach.

A historically good performer in the permanent rental market, the property comprises of a pair of duplex units. The back unit is currently rented at \$640 per week (lease ending 7/5/2026) whilst the front is currently vacant, but could return \$600 per week as is.

Located within easy strolling distance of the beach, golf course and local restaurant, and only 4km from town, the property features:

Front unit:

- Lounge / Dining
- Kitchen
- 2 bedrooms
- 3rd bedroom or 2nd Lounge
- Bathroom
- Separate Toilet
- Laundry
- Great fenced yard

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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.

 **LJ Hooker**

- Parking for 2 cars

Back unit:

- Lounge / Dining
- Kitchen
- 2 bedrooms
- 3rd Bedroom or 2nd Lounge
- Bathroom
- Separate Toilet
- 2nd Bathroom / Laundry
- Very large fully fenced yard
- Double Carport

No access of back duplex available until after auction - tenant in place - detailed video walkthrough is available on request

Providing options aplenty, you could modernise to suit your needs, renovate and resell, or live in one and rent the other. There is also plenty of room for pools.

Contact Shane on 0409 417 316 or swight.portdouglas@ljhooker.com.au

MORE DETAILS

Property ID	13VPF4A
Property Type	DuplexSemi-detached
Land Area	811 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Built-in-Robes Ceiling Fans Internal Laundry

Shane Wight 0409 417 316

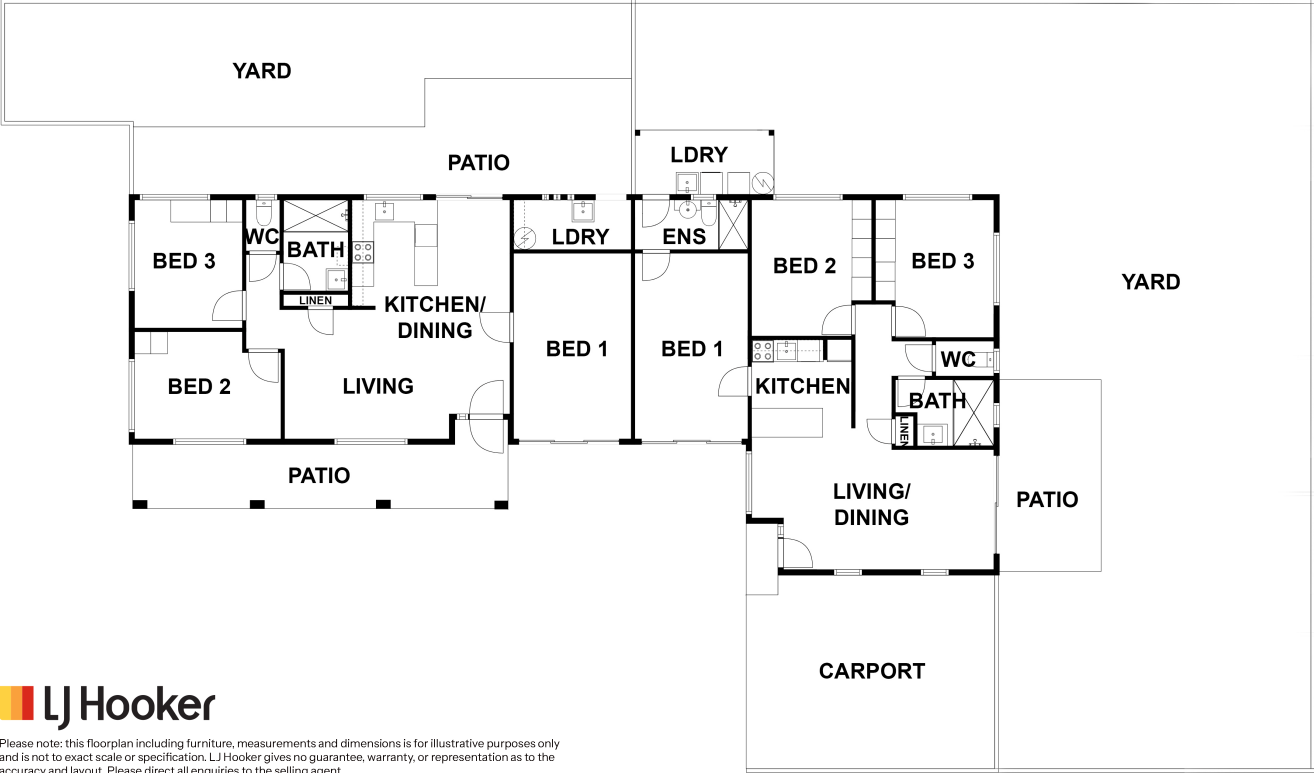
Property Sales and Licensed Auctioneer | swight.portdouglas@ljhooker.com.au

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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.