







13 Birdwing Street, Port Douglas

Tropical Living, Space & Endless Opportunity

Welcome to 13 Birdwing Street, a spacious and beautifully appointed home offering the perfect blend of tropical lifestyle, family functionality and investment potential.

Positioned on a generous 700sqm fully fenced block, this impressive four-bedroom, two-bathroom residence has been thoughtfully designed to maximise space, privacy and relaxed Far North Queensland living. With excellent side access and ample room to accommodate a boat or caravan, there is plenty of space for those needing a little extra.

From the moment you arrive, the striking double timber entry doors create a welcoming first impression, opening into a home where soaring raked ceilings, generous proportions and two separate living areas create an immediate sense of space.

At the heart of the home is the entertainer's kitchen, complete with stone benchtops and a gas cooktop. Offering plenty of preparation space and seamlessly connecting with the surrounding living and entertaining areas, it is perfectly suited to both everyday family living and entertaining guests.

4 2 2

FOR SALE
Offers From $930,000

VIEW
Sat 7th Nov @ 12:30PM - 1:00PM

AGENTS
Nicki Samson
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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

Step outside and discover your own private tropical retreat. The kidney-shaped in-ground swimming pool is complemented by timber decking, a beautiful stone waterfall feature and a tropical daybed, creating the perfect setting to unwind, entertain or simply embrace the Far North Queensland lifestyle.

The bedroom accommodation is equally appealing, with the private master suite positioned at one end of the home, creating a peaceful retreat away from the remaining bedrooms. Complete with a walk-in wardrobe and oversized ensuite, it offers both comfort and privacy.

The second and third bedrooms are thoughtfully positioned with convenient access to the main bathroom, which features a separate toilet and shower area for added privacy and practicality. A separate study, or potential fourth bedroom, provides excellent flexibility for those working from home, accommodating additional guests or growing families.

Further features include:
- Excellent side access with room for a boat or caravan
- Large double garage with additional side workshop space
- Separate garden shed for additional storage
- Generous 700sqm fully fenced block
- Two spacious living areas
- Impressive raked ceilings
- Stone kitchen benchtops and gas cooktop
- Private in-ground swimming pool with waterfall feature
- Internal laundry

Location is another standout, with the property conveniently positioned close to the beach, Palmer Sea Reef Golf Course, Port Douglas State School and IGA, while the heart of Macrossan Street is just a six-minute drive away.

Now vacant and ready for its next owners, this property presents an exciting opportunity for owner-occupiers, investors or those looking to secure their own tropical holiday retreat. Move straight in, add it to your investment portfolio or explore the potential for holiday letting – the options are endless.

Space, lifestyle and opportunity in one fantastic package.

Contact Nicki today for further information or to arrange your inspection on 0474 444 583 or nsamson.portdouglas@ljhooker.com.au.

Please Note - Photographs may include digitally enhanced imagery and virtual furniture staging for marketing purposes. Images are indicative only and are not intended to represent the property's actual presentation or inclusions. Prospective purchasers are advised to undertake their own inspections and enquiries to independently verify all property features, dimensions, condition and inclusions.

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MORE DETAILS

Property ID	1456F4A
Property Type	House
Land Area	700 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Ceiling Fans











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