



13 Sandpiper Close, Port Douglas

## COMPLETE TROPICAL LIFESTYLE PACKAGE

If you've been searching for a home that perfectly captures the relaxed tropical lifestyle Port Douglas is famous for, this property delivers on every front.

Perfectly presented both inside and out, this much-loved home has been thoughtfully upgraded and meticulously maintained, allowing its new owners to simply move in, unpack and start enjoying everything this outstanding property has to offer.

Privately positioned behind secure fencing in the highly sought-after Port Gardens Estate, the home combines spacious family living with impressive outdoor entertaining areas, beautifully established gardens and an array of practical extras that make everyday living a pleasure.

Inside, high ceilings and a breezy open flow create an immediate sense of space and light. The flexible floorplan features four generous bedrooms, two bathrooms and a dedicated office/study, making it ideal for growing families, multi-generational living or those working from home.

At the centre of the home, the expansive open-plan living, dining and

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### AUCTION

Sat 11th Jul @ 10:00AM

### VIEW

Thu 18th Jun @ 4:45PM - 5:30PM

### AGENTS

Matthew Scott

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### AGENCY

LJ Hooker Port Douglas

(07) 4099 4099

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 **LJ Hooker**

kitchen zone seamlessly connects indoor and outdoor living. Home chefs will appreciate extra large island bench, walk-in pantry and abundance of storage, while entertainers will love how easily the space flows onto the covered outdoor entertaining area.

Step outside and discover a true tropical oasis. A large timber deck overlooks the deep swimming pool, complete with built-in seating and surrounded by paved poolside spaces designed for year-round enjoyment. Established gardens provide privacy and tranquillity, while the greenhouse offers the opportunity to grow your own produce and further enhance the lush surroundings.

Adding even more appeal is the convenient shed, double garage with freshly painted floor, new shade sails, generator connection and recently completed improvements including internal repainting and new roof screws.

Features recapped:

- Feature decking to the front door
- Four bedrooms or three bedrooms and a media room
- Dedicated office/study
- Private master retreat with walk-in wardrobe and outdoor access
- Luxurious ensuite with rainfall shower, bath and stylish new basins
- High ceilings
- Open-plan living and entertaining space
- Extensive storage throughout
- Large covered entertaining area
- Timber decking and paving
- Deep swimming pool with seating areas
- Established tropical gardens

This is a rare opportunity to secure a complete lifestyle property in one of Port Douglas' most desirable neighbourhoods. Homes of this calibre, offering such an impressive combination of indoor comfort, outdoor living and practical functionality, are highly sought after.

Contact Matt Scott today on 0457 738 804 or [msscott.portdouglas@ljhooker.com.au](mailto:msscott.portdouglas@ljhooker.com.au) to arrange your inspection.

Please Note: this auction will be held on site and online via Realtair on Saturday 11 July at 10:00am (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

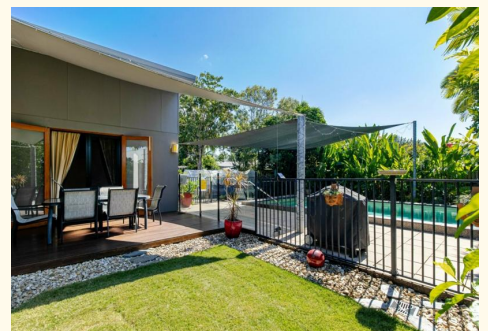
Property ID 1403F4A  
Property Type House  
Land Area 760 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Pool  
Courtyard  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Remote gate  
multiple entertainment areas  
huge pool area  
extra high ceilings  
Gas kitchen

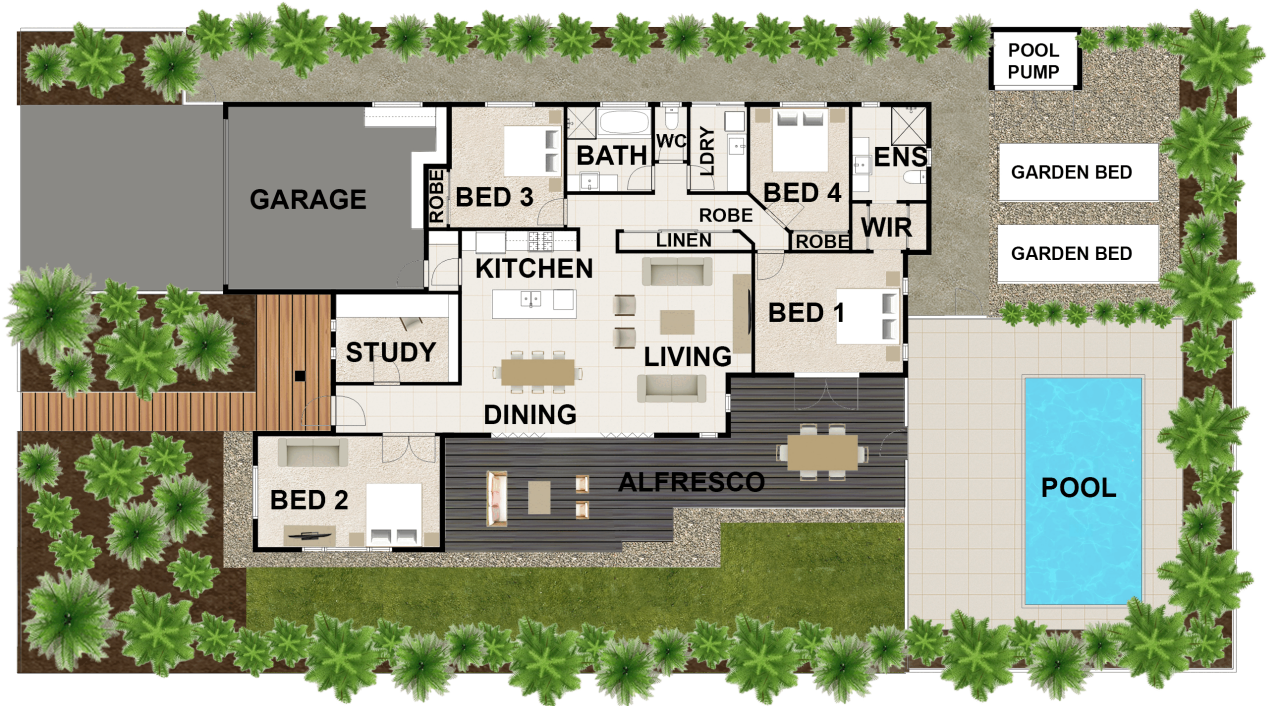
**Matthew Scott 0457 738 804**

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**13 SANDPIPER CLOSE, PORT DOUGLAS**

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NOT TO SCALE