



## Port Douglas, 16 Birdwing Street

### PRICE REDUCTION - PORT GARDENS STUNNER!

This stunning Port Gardens property just got more attractive! Make no mistake, our vendor's are motivated to sell and move on to new ventures.

If you've been looking for a home where you can simply move in because everything is done - and done to exacting standards of quality - your search may be over as this is the ideal Tropical home.

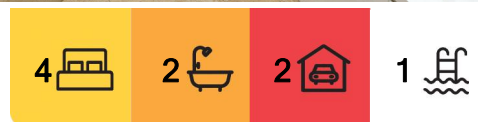
Nestled amidst tropical-inspired gardens and lawns, this stunning property presents as new and is definitely one you would be proud to call home.

An attractive entry portico frames the double oversized timber doors that open to reveal a privacy wall which prefaces the breezy, flowing floorplan.

At the heart of the home is the expansive open plan living, dining and kitchen space that is



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/137HF4A](http://ljhooker.com.au/137HF4A)

**Contact**  
**Matthew Scott**  
0457 738 804  
[msscott.portdouglas@ljhooker.com.au](mailto:msscott.portdouglas@ljhooker.com.au)

**LJ Hooker Port Douglas**  
**(07) 4099 4099**

bathed in natural light and enjoys pleasant cross breezes from the combination of feature timber louvres and glass sliding doors. Add the air conditioning and numerous ceiling fans and your year-round comfort is assured.

The large lounge area flows seamlessly through to the dining space, both of which open directly onto the sprawling covered patio that is finished with quality floor tiling and features an oversized high airflow fan.

Back inside, the stunning fully optioned kitchen is sure to inspire your inner chef with its waterfall stone benchtops, paired splashback, low profile induction cooktop, steam microwave/oven plus conventional oven, integrated dishwasher, dual feature sinks, walk-in pantry and abundance of crisp white cabinetry.

Radiating off the main living area, the four good sized bedrooms all come complete with air conditioning, ceiling fans, built-in wardrobes, LED lighting and feature timber-look tiling.

The master suite resides privately away from the secondary bedrooms and offers an air of opulence with its walk-in wardrobe, direct patio access, remote controlled blind and fully remodelled ensuite featuring dual rain showers, large twin sink vanity and floor to ceiling tiling.

Not to be outdone, the main bathroom provides both bath and shower options complemented by a separate vanity and separate toilet. The large laundry with excellent storage and benchtop space completes the very appealing offering inside.

The appeal continues outside with the vast expanse of modern tiling that runs down both sides of the home flowing through to the covered patio, sundeck and signature pool that comes complete with spa and waterfall. A shady poolside gazebo, outdoor shower, lawn area and illuminated garden beds all combine to create a stunning tropical oasis.

Add the rooftop solar array, garden shed and double garage with remote controlled panel lift door and this is one complete package that you won't want to miss.

If you're in the market for an inviting home where you can simply move in and start living in comfort and style, this could be the one for you. To request an inspection contact Matt on 0457 738 804 or [mscott.portdouglas@ljhooker.com.au](mailto:mscott.portdouglas@ljhooker.com.au)



## More About this Property

|               |   |
|---------------|---|
| Property ID   | 137HF4A   |
| Property Type | House   |
| Land Area     | 739 m <sup>2</sup>  |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (2)<br>Pool<br>Spa<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Renovated<br>huge entertainment area<br>solar<br>shed |

**Matthew Scott 0457 738 804**

Sales Manager / Director | [msscott.portdouglas@ljhooker.com.au](mailto:msscott.portdouglas@ljhooker.com.au)

**LJ Hooker Port Douglas (07) 4099 4099**

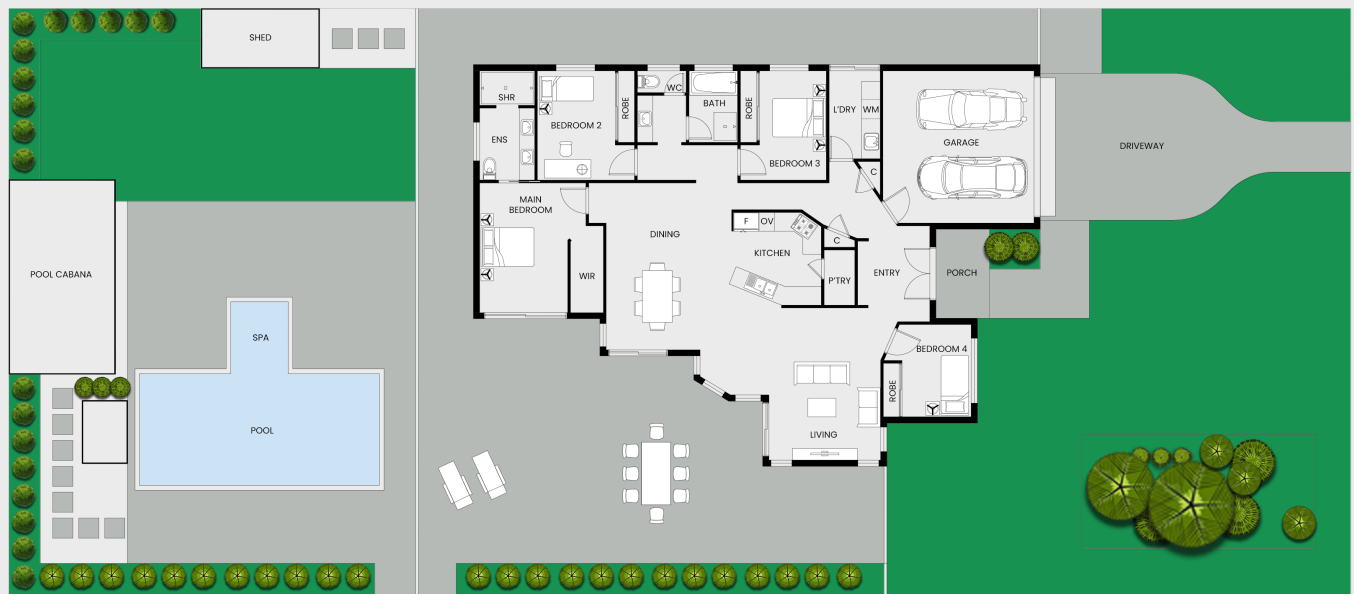
Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877  
[portdouglas.ljhooker.com.au](http://portdouglas.ljhooker.com.au) | [portdouglas@ljhooker.com.au](mailto:portdouglas@ljhooker.com.au)



**Disclaimer:** 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 Port Douglas  
(07) 4099 4099**

## 16 Birdwing St



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



**LJ Hooker Port Douglas**  
**(07) 4099 4099**

**Disclaimer:** 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.