



Port Douglas, 4 Shearwater Street

ENERTAIN OR INDULGE

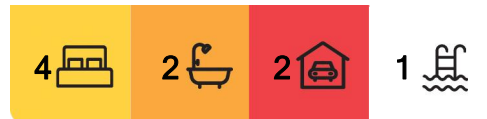
This fresh Port Gardens home is ready for new owners - all the hard work has been done!

If you like entertaining or simply indulging you're going to love this superb Port Gardens home that is perfectly suited to carefree life in the tropics with its well-planned integration of indoor and outdoor living.

Whether it's sipping a chilled drink, enjoying a gourmet pizza prepared fresh in your bespoke wood-fired oven, relaxing on the tiled alfresco area, cooling off in the pool, or enjoying some you time either on the covered deck or in the privately fenced courtyard garden, you'll be spoiled for choice.

Inside, the offering is equally impressive care of recent renovations and improvements.

The front of the home combines the first of four bedrooms with a large lounge space that



For Sale
Please Call

View
ljhooker.com.au/13RCF4A

Contact
Matthew Scott
0457 738 804
mScott.portdouglas@ljhooker.com.au



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.

can be closed off from the rest of the living area if desired and can also be accessed via the double garage.

At the heart of the home, the main open-plan kitchen, dining and living space provides access to both the alfresco/pool area and the covered deck.

With its new oven, induction cooktop, rangehood, tapware, subway tiles and feature timber benchtops, the recently renovated kitchen is sure to be the hub around which family and friends will congregate.

Also enjoying direct access to the deck is the master bedroom that is privately located at the rear of the home and comes complete with an ensuite, walk-in wardrobe and new air conditioning, ceiling fan and attractive hybrid flooring.

The two remaining bedrooms are generous in size and share the family bathroom that offers the convenience of both shower and bath options, as well as a separate toilet.

Additional enticing features include:

- 5 split system air conditioners; 4 new fans
- 6KWh solar system - save on electricity costs
- Freshly painted house interior and exterior, internal fencing and pool
- Replacement of all roof screws and roof painted
- Large walk-in storage-linen press
- Double gate side access for secure trailer/caravan/boat storage
- Double lock-up garage with electronic panel door and built-in storage
- Sealed driveway
- External gas connector point on the deck for a BBQ
- New vegetable garden, palms and plants
- 1km to the local supermarket, pharmacy, bottle shop
- 1.5km to Port Douglas State School (primary)
- Mere steps to the local park - access made even easier from the new rear gate
- No direct rear neighbour

If the idea of simply moving in and living appeals, this may well be the home for you.

For all the details or to request an inspection, contact Matt on 0457 738 804 or msscott.portdouglas@ljhooker.com.au



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More About this Property

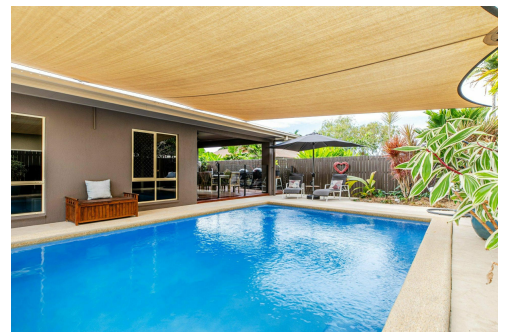
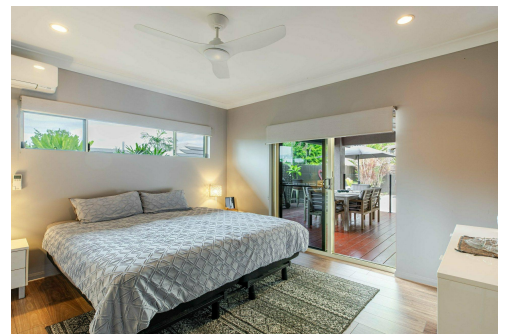
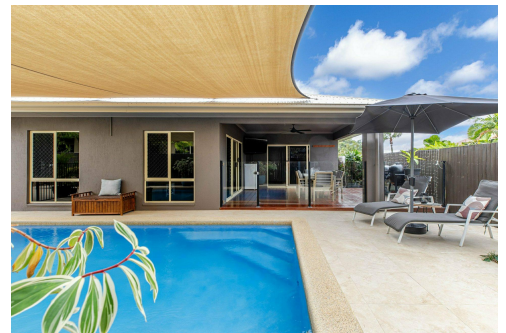
Property ID	13RCF4A
Property Type	House
Land Area	600 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Ceiling Fans

Matthew Scott 0457 738 804

Sales Manager / Director | mScott.portdouglas@ljhooker.com.au

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Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877
portdouglas.ljhooker.com.au | portdouglas@ljhooker.com.au



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4 SHEARWATER STREET

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE