



5 Arlington Close, Port Douglas

AUCTION with Offers Considered Prior

Some homes are built bigger; others are built better. On the rare occasion, bigger and better combine and that's what you will find at 5 Arlington Close.

Located in a quiet, tightly held lakefront location overlooking the Par 3 13th green of the iconic Mirage Country Club, this stately residence is a rare offering that showcases the generous proportions and solid craftsmanship of an era when homes were designed to stand the test of time.

Lovingly held by the same family for 21 years, this impressive property delivers an extraordinary amount of space both inside and out. From the moment you arrive in the quiet cul-de-sac and enter the driveway via the electric gates, the sense of scale is undeniable.

A grand entrance welcomes you into a home where oversized rooms, soaring spaces and timeless design create endless possibilities for family living, entertaining or simply enjoying your own private retreat.

At the heart of the home is an enormous chef's kitchen featuring extensive bench space, twin island benches, gas cooking, a large

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FOR SALE

Please Call

AGENTS

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Interested parties must rely solely on their own enquiries.



oven, dishwasher, walk-in pantry and dedicated space for twin refrigerators. Whether hosting large family gatherings or entertaining friends, this kitchen was designed for people who love to cook and connect.

The abundance of living areas is simply remarkable. Multiple lounges, a spacious dining area, an enormous office or media room, sunroom, retreat and pool room provide incredible flexibility. Need a fifth bedroom, home business, games room or guest accommodation? This home offers options and possibility at every turn.

The theme of generous proportions continues upstairs, with stunning timber floors, ducted air conditioning and four exceptionally large bedrooms. The master suite is truly enormous, complete with a large ensuite, while the second bedroom also enjoys its own private ensuite. Storage is abundant throughout the home - a feature rarely found in modern builds.

Every major room captures beautiful views across the sparkling pool, tranquil lake and expansive grounds, creating a seamless connection between indoor and outdoor living.

Outside, the envious tropical lifestyle really comes into its own.

A showcase 24-metre heated swimming pool with diving board, seating / relaxing area and plenty of depth for serious swimmers takes centre stage, surrounded by multiple covered and open-air entertaining areas.

Children and pets have extensive lawn to explore, while adults can relax overlooking the lake, cast a line from their own backyard for Mangrove Jack, or simply enjoy the peaceful waterfront setting.

Parking is equally impressive with a double garage offering internal access, a double carport and additional space for a boat, trailer or extra vehicles.

Additional features include:

- Approximately 10kW solar system with 38 panels.
- Generator changeover switch.
- Ducted upstairs and split-system air conditioning downstairs.
- Louvre windows and screens throughout.
- Some bedrooms open onto large balcony.
- Outdoor shower by the pool.
- Extensive storage throughout, we really mean it.
- Four bathrooms and five toilets.
- Flexible floorplan offering up to five bedrooms plus additional multiple living, entertaining and multipurpose rooms, you really need to come and see the spaces for yourself.
- 24-meter pool ideal for laps, 2.4 meters deep with the diving board, multiple shallow areas to lay back, relax and enjoy drinks.
- Multiple outdoor entertaining areas.
- Internal and external staircases.
- Space, space and you guessed it more space.

Homes of this scale, quality and position are becoming increasingly rare. They quite simply don't build them like this anymore.

Whether you're searching for the ultimate family or extended family home, an entertainer's paradise or a private tropical estate, this stately lakefront residence offers space, flexibility and lifestyle on a scale that's difficult to replicate.

There can be flexibility around deposit and settlement dates, discuss with us.

An inspection is essential to truly appreciate everything this exceptional property has to offer. Contact Shane on 0409 417 316 or swight.portdouglas@ljhooker.com.au

Vendors will be selling, we can discuss details with you. Seriously don't miss this opportunity.

A Building Inspection Report is also available to genuine prospective buyers.

Please Note: this auction will be held on site and online via Realtair on Saturday 29th of August at 11am (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	142DF4A
Property Type	House
Land Area	1230 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Toilets (5)
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Ceiling Fans

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NOT TO SCALE