



55 Pecten Avenue, Port Douglas

PRICED SET TO SELL!

LESS THAN 200 METRES TO FOUR MILE BEACH!

This is Port's best house buy!




Get beachside in Port Douglas with this expansive home that is ready to welcome new owners.

Comprising four-bedrooms, two-and-a-half- bathrooms, a tropical-inspired open plan design including dual living areas, a large fully optioned kitchen, covered outdoor entertaining area and refreshing saltwater pool, this spacious home also offers additional scope for personalisation and improvement that would really make it yours.

A portico and dual doors frame the entry which opens into a fully tiled foyer space. Window-style feature walls with attractive screening provide a sneak peek of what lies within.

The first of four bedrooms is located immediately off the foyer - ideal for guests given its separation from the other three. Adding even further to this potential is the separate powder room on the opposite side.

At the heart of the home are dual, oversized living and entertaining

4  2  2 

FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

areas. With its extra high raked ceilings and large glass sliding doors, the kitchen, dining and family space provides a light, bright, breezy oasis, complemented by cool easy-care tiling, ceiling fans and air conditioning.

The large kitchen has everything you need to inspire your inner chef including a wall oven, cooktop, dishwasher, dual sinks and an abundance of storage and benchtop space.

Cavity sliding doors either separate or link this area to the formal lounge space that can be configured to suit your specific needs.

The thoughtful floorplan separates the remaining three bedrooms from the rest of the home - and the master from the others.

Tiling, ceiling fans and built in wardrobes feature in both secondary bedrooms that share the main bathroom with its shower, full sized bath and convenient separate toilet.

The oversized master suite provides some much-deserved opulence in the form of a large bedroom space, spa bath, shower, separate toilet, full walk-in wardrobe and direct access out to the backyard.

Outside, the covered, timber decked patio prefaces the sparkling pool that is fringed by vibrant tropical plants and charming timber bridge.

A lawn area for the kids or pets, side access, a double lock up garage, attractive front wall and extra space for a boat, trailer or caravan completes this appealing package.

Price set to sell! Register your interest by contacting Michael (0403 066 189 | msamson.portdouglas@ljhooker.com.au) or Nicki (0474 444 583 | nsamson.portdouglas@ljhooker.com.au)

Please Note: this auction will be held on site and online via Realtair (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	13QBF4A
Property Type	House
Land Area	809 m2
Including	Ensuite Air Conditioning Toilets (3) Pool Outdoor Entertaining Ceiling Fans

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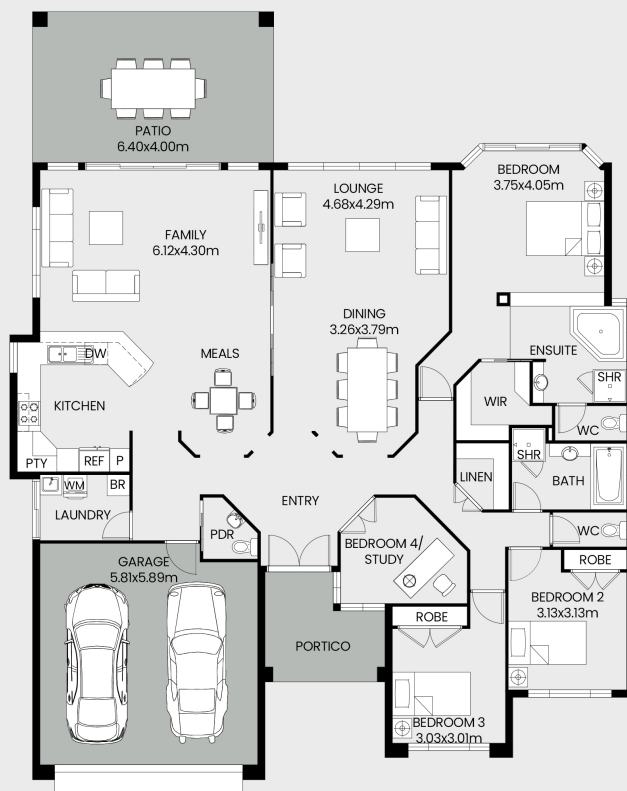
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Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please direct all enquiries to the selling agent.