



## Port Douglas, 6 Shearwater Street

### SHEER DELIGHT IN SHEARWATER

JUST MOVE IN AND START LIVING!

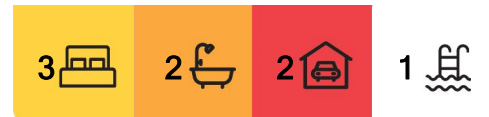
If you're in the market for a great family home brimming with all the features needed for an enviable tropical lifestyle then look no further because this one has it all, including all furniture and furnishings!

You'll need to act quickly because a lot of improvement works have recently been completed in readiness for the new owners to simply move in and start enjoying this much-loved Port Douglas home.

Nestled in the highly desirable estate of Port Gardens, this property is sure to suit and appeal to many, especially those who have been looking for an entry into the Port Douglas marketplace at the right price.



**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/13PJF4A](http://ljhooker.com.au/13PJF4A)

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

The home's welcoming street appeal is complemented by its generous floorplan.

With three bedrooms, two bathrooms an additional study or office and wide breezy hallways, there are options aplenty for large families, extended families, or those with aspirations to work from home.

The master bedroom easily accommodates a king-sized bed plus associated furniture and features an ensuite and walk in wardrobe fitted with shelving and hanging space.

The additional bedrooms radiate around the family bathroom that offers both shower and bath options as well as the convenience of a separate toilet.

At the heart of the home is the spacious and well-planned kitchen, dining and lounge space that spans the full width of the home.

This in turn opens onto the large undercover entertaining patio with its soothing views across the pool, tropical gardens and entertainment areas.

Vacant possession is available immediately upon settlement, making this the perfect family home or investment.

In summary: 3 Bedrooms + 2 Bathrooms + Home Office or 4th bedroom + Open Plan Kitchen/Living + Extensive Outdoor Living Areas + Heated Pool + 600m2 allotment + 6.4kW Solar + Garage with Workshop + Additional Parking + No rear neighbours!

Don't miss this unique opportunity to get your foot in the door of a flourishing Port Douglas neighbourhood. Book your inspection today and secure your future in Port's property market. Contact Matt on 0457 738 804 or [msscott.portdouglas@ljhooker.com.au](mailto:msscott.portdouglas@ljhooker.com.au)



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## More About this Property

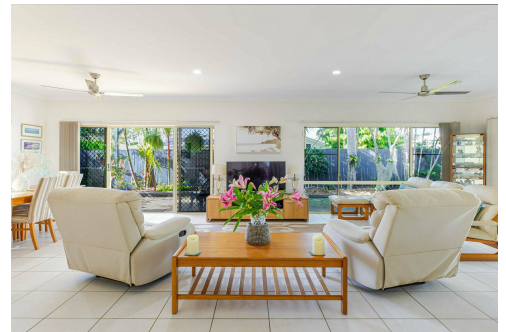
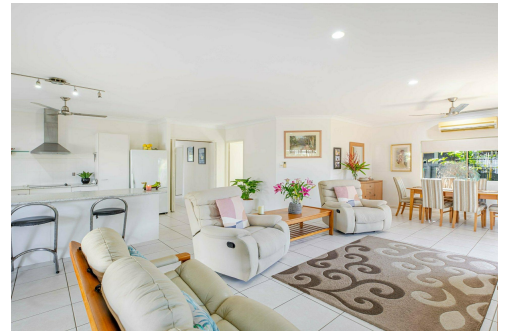
<b>Property ID</b>	13PJF4A
<b>Property Type</b>	House
<b>Land Area</b>	600 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Pool Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Pool heated freshly painted furnished light and bright solar

**Matthew Scott 0457 738 804**

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

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**6 SHEARWATER STREET**

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE