



## Port Douglas, 69 Milman Drive

NEW PRICE.... FORMER DISPLAY HOME BLENDS SPACE AND STYLE - LOADS OF EXTRAS....

Easily the best priced and best package property currently available in Port Douglas.. Sellers need a sale sticker, ex-display home whose practical fully optioned floorplan provides great space for everyone.

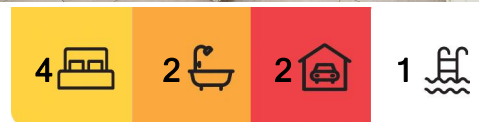
The oversized timber and glass front door opens to reveal a dedicated office/study/work from home space and the first of four large bedrooms (currently used as a second lounge) that would be ideal for guests given its separation from the other three.

There is also direct access to the double lock up garage - perfect for staying dry between trips to the car if it is raining outside.

At the heart of the home is the spacious open plan kitchen, dining and lounge space where cooking, eating, relaxing and entertaining comes into its own. The extra high raked ceilings



**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/13JTF4A](http://ljhooker.com.au/13JTF4A)

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

promote excellent natural light and airflow and add further to the sense of space.

With its feature island bench-come breakfast bar, six-burner gas cooktop, wide under bench oven, dishwasher, dual sinks, ample storage space and large walk-in pantry, the kitchen is made for entertaining.

Quality tiling, cool white decor, energy saving LED downlights, air conditioning and ceiling fans combine throughout the living area to create a tropical oasis that family and friends are sure to enjoy.

At the rear of the home you'll find the air conditioned master suite - residing privately away from the remaining bedrooms and opening onto the timber sundeck, as well as direct pool access.

With its shower ensuite, twin sink floating vanity, separate toilet and wall width walk-in wardrobe, there's an air of opulence that you're sure to get used to.

The remaining two, large, air-conditioned bedrooms also radiate off the main living area, as does the generously proportioned laundry with excellent built-in storage, and the family bathroom providing both bath and shower options and a second separate toilet.

The sense of style continues outside with the remodelled outdoor entertaining space that combines alfresco areas, screening and feature shade sails for a seamless integration of indoor and outdoor living.

The tiled all-weather patio provides the perfect place to relax and enjoy the tropical climate care of its cooling ceiling fan, LED lighting and wall mounted TV.

The patio gives way to feature timber decking that wraps around to envelop the sparkling pool. Both the pool and decking are protected from the elements via the shade sails overhead.

A massive 11kW solar array, dual side access, a double remote controlled garage, screens to all doors and windows, window tinting, established low maintenance lawns and gardens, full fencing and no rear neighbour complete this very appealing package.

For all the details or to request your personal inspection 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>	13JTF4A
<b>Property Type</b>	House
<b>Land Area</b>	582 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Solar 10kw systems (8kw inverter) Side access New shade sails ex - display home

**Matthew Scott 0457 738 804**

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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.



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