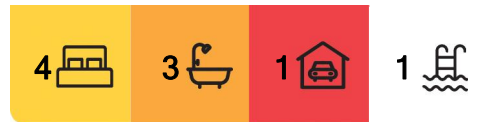




## Port Douglas, 1/13 Little Reef Street

### CHIC BEACHSIDE LIVING



So, you want to be near the beach? Well, you can hear the waves from this tropical inspired hideaway. With 4 bedrooms, 3 bathrooms and a private pool, and only has a strip of natural vegetation separating it from the golden sands of Four Mile Beach.

#### For Sale

Price on enquiry

#### View

By Appointment

#### Contact

**Shane Wight**

0409 417 316

[swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)

Equating to just 182 steps, if proximity to the beach is high on your list of priorities, then this property needs to be high on your 'must view' list. Add its prime location at the end of a quiet cul-de-sac, and your privacy, peace and quiet is assured.

The double doors of the formal entry portico open to reveal feature decking that flows from the entrance to the sundeck and on to the tiled, covered outdoor entertaining area and refreshing tropical pool.

Should you be able to drag yourself away from this, the inside is just as impressive.



**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.

The chic beach theme is immediately evident, emphasised by the plantation-style shutters, cool modern tiling, white ceiling fans, natural light, high ceilings and crisp white decor.

With its island bench, marble accents, gas cooktop, dishwasher, wall oven, ample storage and meals area, the air-conditioned kitchen and dining space is the hub around which family and friends are sure to gather.

Emanating off this space are a cosy lounge and air-conditioned bedroom. An additional two bedrooms are located at the rear of the home, one with a private shower ensuite and the other with direct access to the main bathroom.

The detached studio which can be used as a 4th bedroom, office or studio, also features an ensuite and walk-in wardrobe and would be perfect for guests, extended family or a retreat for parents or teens.

Back outside, full privacy fencing surrounds the vibrant tropical gardens and lawn area and helps keep the kids and/or pets safe and entertained.

Add the garden shed, single garage with laundry and separate beach access gate and this heavenly hideaway is destined to become your tropical oasis offering:

- ZERO Body Corporate Fees
- 1 of only 2 separate and private duplexes
- Secure Parking
- Fully Fenced, private and secure
- Easy to maintain tropical gardens and small grassed yard perfect for kids or pets
- Room for boat or caravan storage
- 4 bedrooms or 3 bedrooms and a detached studio, office, private retreat
- Private bathrooms
- Laundry with direct access to clothesline
- Garage
- Separate Shed
- Louvres throughout to enjoy the tropical sea breezes
- Air conditioned throughout
- Stunning outdoor covered entertaining area and tropical pool
- Fantastic, modern kitchen
- Open plan living

Do not miss out.

To find out more or to request a private viewing contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)



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## More About this Property

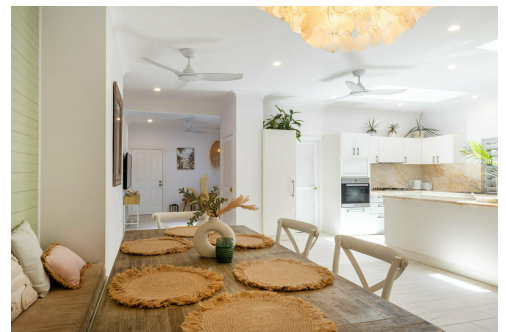
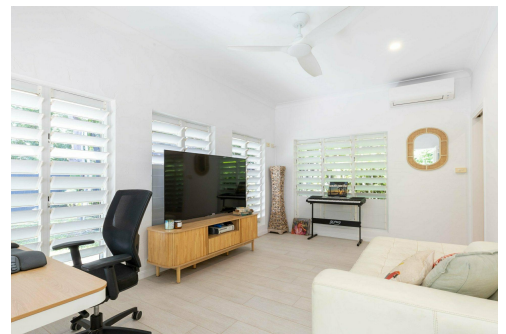
<b>Property ID</b>	13KBF4A
<b>Property Type</b>	House
<b>Land Area</b>	381 m2
<b>Including</b>	Air Conditioning Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Renovated Furnished Ceiling Fans Modern Bathroom & Kitchen

**Shane Wight 0409 417 316**

Property Sales and Licensed Auctioneer | [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)

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# 1/13 Little Reef St, Port Douglas



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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