

## Port Douglas, Lot 2/15 Andrews Close

**AUCTION - INSTRUCTIONS ARE CRYSTAL CLEAR -  
SELL, SELL, SELL!**

ABSOLUTE PORT DOUGLAS BEACHFRONT RESIDENCE

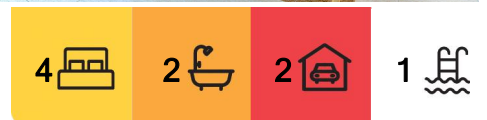
Make no mistake - our vendor's circumstances have changed; they are genuine and motivated to sell and will consider ALL written offers prior to Auction.

On offer

- \* Exclusive Gated complex
- \* Dual zoned - residential and short term/holiday let
- \* Complete beachfront with water views
- \* 4 x large bedrooms
- \* New fully optioned kitchen
- \* Offered fully furnished
- \* Abundance of space throughout &ndash; loads of extras



**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.



### Auction

Thu 24th Oct @ 5:00PM

### View

Thu 17th Oct @ 4:00PM - 4:45PM

### Contact

**Matthew Scott**

0457 738 804

msscott.portdouglas@ljhooker.com.au

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

- \* Direct Park and Beach access
- \* 2 x covered carports right next to the villa
- \* Immaculate communal areas, including extra-large pool

Mark October 24 in your diary as a day which could provide you with an extremely exciting buying opportunity and one of the premier Beachfront purchases of 2024!!

As the owner you have no restrictions on usage - live in or continue to rent out, the choice is yours!

Current owners have held this stunning villa for the past 18 years! The reluctant sale will result in a once in a lifetime purchase for one incredibly lucky new owner. They are keen to see the hammer fall, so do not miss this excellent opportunity to buy now and buy well in what is a premium location.

The auction will be held onsite and online via Realtair on Thursday 24th October at 5.00pm (unless sold prior to auction). To submit your interest or to register as a bidder, please follow the auction link below. To inspect, please see the open home schedule or contact Matt Scott on 0457 738 804.

Please Note: This property is being sold via auction / without a price and therefore a price guide cannot be provided. Websites may have filtered the property into a price bracket for website functionality purposes.

## More About this Property

<b>Property ID</b>	13DQF4A
<b>Property Type</b>	House
<b>Land Area</b>	231 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Toilets (3) Intercom Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Beachfront Direct Park Access Huge bedrooms

**Matthew Scott 0457 738 804**

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

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

Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877  
[portdouglas.ljhooker.com.au](http://portdouglas.ljhooker.com.au) | [portdouglas@ljhooker.com.au](mailto:portdouglas@ljhooker.com.au)



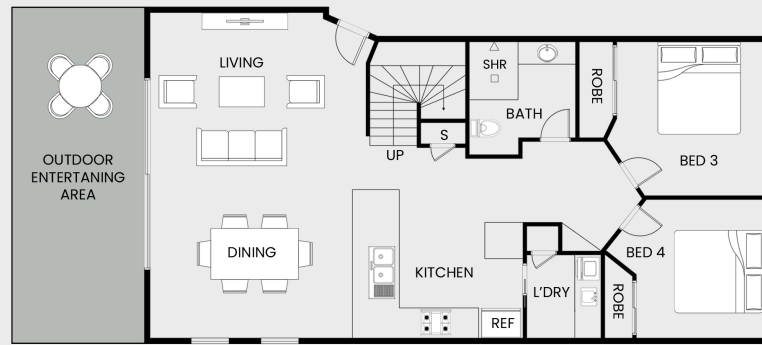
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## 2 Plantation House



FIRST FLOOR



GROUND FLOOR



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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