

17 Pool/19-37 St Crispins Avenue, Port Douglas

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SUPERB SWIM-OUT WITH EXTRA FLAIR

WAKE UP TO THIS EVERY DAY - one of the best swim-out apartments to hit the market. Positioned on the end of the building, this apartment has more windows, which means more natural light!

Step off your sundeck directly into the sparkling pool. That's what you can look forward to with this contemporary, comfortable, fully self-contained swim-out apartment.

With its view out to the pool, golf course and rainforest-clad ranges in the distance, 17 Pool is designed with carefree tropical living in mind, this spacious apartment comprises two bedrooms, one bathroom, a fully optioned gas kitchen, laundry, lounge and covered pool-front patio.

Its ground floor location means there are no stairs to negotiate, and it also offers the flexibility of catering to both permanent (live in) and holiday usage, making for an even more attractive proposition.

With their air conditioners, high ceilings, built in wardrobes and ceiling fans, the large light filled bedrooms have all your creature comforts covered.

FOR SALE

Please Call

AGENTS

Matthew Scott

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AGENCY

LJ Hooker Port Douglas

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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.

 **LJ Hooker**

Similarly appealing is the sleek fully tiled bathroom that provides both bath and shower options for maximum convenience.

While the wide range of dining options in Port Douglas will have you spoiled for choice, you can also very happily and comfortably choose to stay in thanks to the fully optioned kitchen that features a 4-burner gas cooktop, full oven, large fridge, dishwasher, and ample storage. You might however get a bit distracted by the glistening of the pool!

Completing this very enticing package is the light, bright, breezy lounge area that flows seamlessly to the covered patio come sundeck, and on to the pool, care of stackable sliding doors.

Offered for sale fully furnished, this stylish apartment also comes complete with undercover parking, premium positioning at the private southern end of the complex and relaxing views over the pool to the golf course and rainforest-clad mountain ranges in the distance.

SNAPSHOT

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BODY CORPS: approx. \$11,575 per year
COUNCIL RATES: approx. \$3200 per year
SIZE: approx. 76sqm
INCLUSIONS: Fully furnished

To experience it for yourself, contact Matt on 0457 738 804 or msscott.portdouglas@ljhooker.com.au

Please Note: this auction will be held live and online via Realtair on Saturday 30 August at 10:00am (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	13R6F4A
Property Type	Unit
Land Area	76 m2
Including	Ensuite
	Air Conditioning
	Toilets (1)
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels
	direct water access
	covered parking
	own laundry

Matthew Scott 0457 738 804

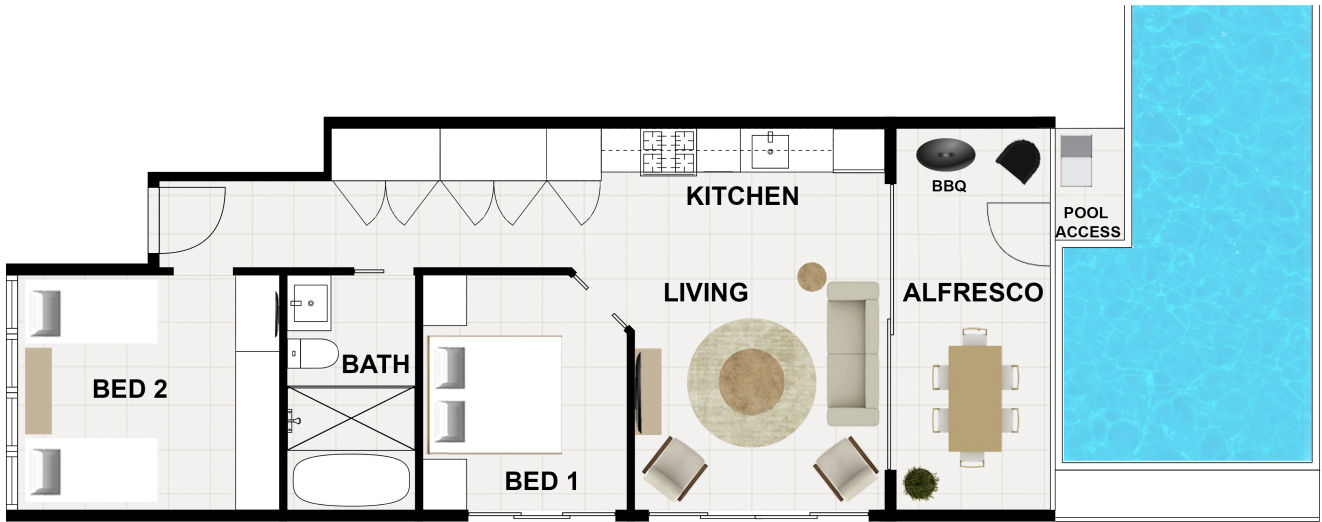
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17 Pool Resort, 19-37 St Crispins Ave



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.