



## Port Douglas, 2/13 Morning Close

### PERSONALISE TO PROFIT!

If you've been looking for solid, well-established property that you can really put your stamp on with a program of renovation, modernisation or personalisation, this two-bedroom, one-bathroom, residential unit could well be the ticket!

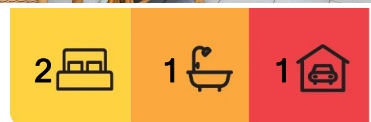
An attractive prospect for owner occupiers and investors alike, this ground floor unit is located at the front of a small residential complex of only eight.

Inside, the tiled open plan living and dining space combines air conditioning, ceiling fans and tropical breezes to help ensure your year-round comfort. Adding even further to its appeal is the direct access to the patio and garden/lawn area where you can enjoy some privacy and a pleasant natural outlook.

The U-shaped kitchen offers good storage and bench space along with an upright oven-cooktop, separate pantry, fridge recess and elevated breakfast bar.



**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**  
\$369,000

**View**  
By Appointment

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

Both bedrooms take advantage of the natural light and come complete with split system air conditioners, ceiling fans and built-in wardrobes.

Rounding off this offering is the integrated bathroom and laundry space providing both bath and shower options.

Having been the home of the same tenant for the past seven years, this unit offers the convenience of living in, renting out, or being your at-the-ready holiday pad, complete with shared pool area.

For all the details or to request an inspection, contact Michael on 0403 066 189 or Nicki on 0474 444 583.

## More About this Property

<b>Property ID</b>	13H5F4A
<b>Property Type</b>	Unit
<b>Land Area</b>	103 m2

### Michael Samson 0403 066 189

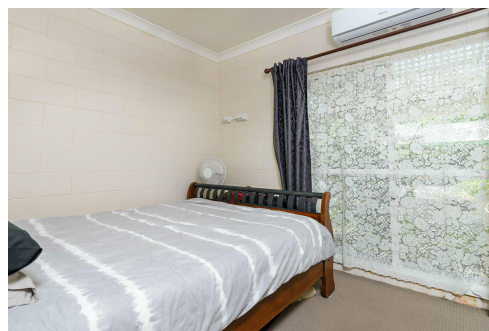
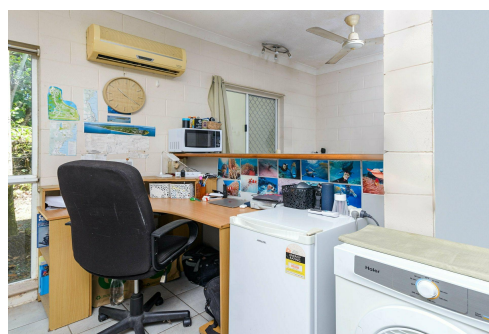
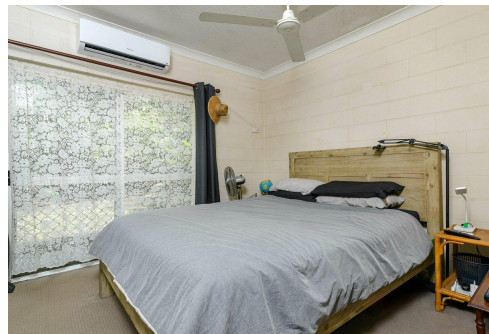
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