



2/8 Ti Tree Street, Port Douglas

PRIVATE 2-BED 2-BATH DUPLEX - NO BODY CORPORATE

This property is more like a standalone home than a duplex with a private plunge spa pool, fully fenced yard and no body corporate fees! If you like room to move, but don't want the hassles that come with owning a house, then look no further.

Perfectly private and perfectly presented with a relaxed tropical vibe and various options for use, this inviting, spacious, immaculately appointed two-bedroom, two-bathroom duplex is also close to town, the beach and marina.

With its generous living areas, privacy, host of features and no body corporate fees, it is an attractive and unique prospect in the current market, particularly as it also comes fully furnished so you can simply move straight in.

The open plan living and dining space greets you on entry and comes complete with air conditioning, numerous ceiling fans, cool easy-care tiling, and access out to the covered rear patio.

2 2 1

FOR SALE

Please Call

AGENTS

Matthew Scott

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AGENCY

LJ Hooker Port Douglas

(07) 4099 4099

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

The nice sized kitchen makes entertaining a breeze with its hotplate, oven, dishwasher, good storage options, and ample benchtop space that incorporates a handy breakfast bar overhang.

Both bedrooms are oversized and feature air conditioning, ceiling fans, tiling and nice natural light for maximum comfort. The secondary bedroom also opens onto the back yard.

Similarly spacious, the bathrooms comprise a private shower ensuite for the master and both bath and shower options in the main bathroom. Feature countertops and modern finishes contribute to the contemporary feel.

Outside, the covered, paved patio prefaces lush, well-established, minimal maintenance lawns and gardens and the bespoke plunge pool where you can cool off following a day of exploring the region.

The full laundry is housed in the private, secure garage that provides protected parking for one vehicle.

- No body corporate, just shared insurance
- Fully furnished
- BBQ/entertaining area with own pool
- Established, minimal maintenance grounds
- Wide concrete driveway and secure garage
- Large allotment with private yard
- Great street appeal

Currently used as our vendor's tropical escape interspersed by bookings for the holiday rental market, this delightful duplex could be your new home, home away from home or a valuable addition to your investment portfolio where weekly rental is achievable from \$650+ pw.

If it has piqued your interest, contact Matt on 0457 738 804 or m.scott.portdouglas@ljhooker.com.au for all the details or to request an inspection.

MORE DETAILS

| | |
|---------------|----------------------|
| Property ID | KZQF4A |
| Property Type | Unit |
| Land Area | 121 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Pool |
| | Spa |
| | Courtyard |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Own yard |
| | perfect for pets |
| | low maintenace yard |
| | selling furnished |

Matthew Scott 0457 738 804

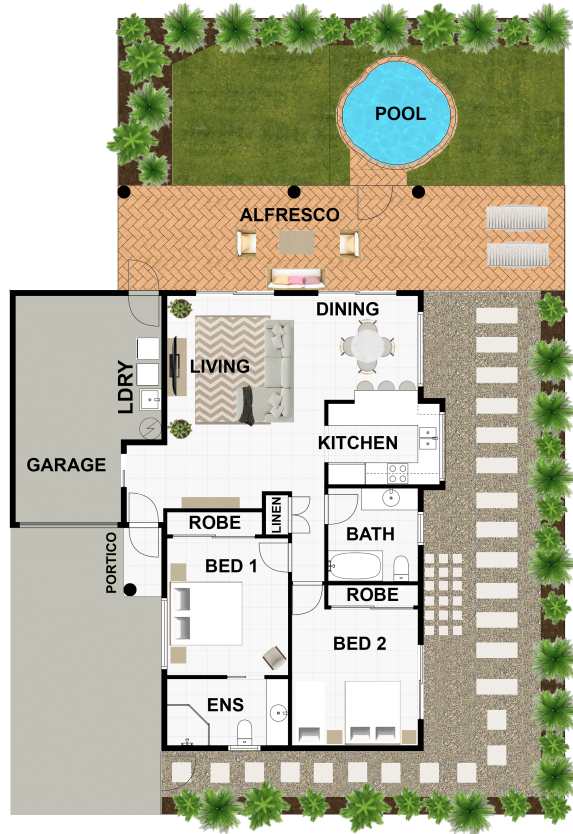
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Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please direct all enquiries to the selling agent.