



Port Douglas, 2 Aria/14 Mudlo Street

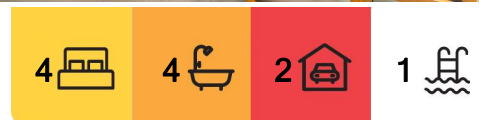
GREAT NEW PRICE ON LUXURY VILLA

Don't miss this! Great new pricing has just made this modern, spacious, executive villa even more attractive.

Crafted under a collaboration between TPG Architects' Roger Mainwood and master builder Michael O'Farrell, Aria Villa 2 is sure to impress with its unique combination of luxury finishes and modern, comfortable, contemporary living.

With its soaring ceilings, recessed LED lighting, extensive use of concrete and discerning complements of stone, timber, glass and marble it's no surprise that Aria Port Douglas was the recipient of a 2021 Excellence in Construction Award.

Constructed over two levels, the villa at more than 250m² is deceptively large internally. Downstairs is dominated by the open plan living, dining and kitchen area; the kitchen being the recipient of quality European appliances, Italian porcelain kitchen benchtops and an



For Sale
Please Call

View
ljhooker.com.au/12S8F4A

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LJ Hooker Port Douglas
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impressive butler's pantry featuring additional storage, benchtop and sink space.

The first of the four king-sized bedroom/bathroom suites can also be found on the lower level, as can the additional guest powder room.

This is where you'll also find the generously proportioned outdoor entertaining area that is accessed via cleverly concealed glass doors and that comes complete with heated lap pool, built in barbeque and outdoor dining space - perfect for Port Douglas' tropical climate.

Upstairs is dedicated to the remaining three bedroom/bathroom suites as well as a second lounge/reading/relaxation space. All bedrooms benefit from both air conditioning and ceiling fans and feature either built in or walk in storage. There is also the added luxury of a freestanding stone bath in one of the suites.

A true masterpiece of design, space and construction, Aria Villa 2 is a truly stunning residence that you can make your own or apply to the luxury holiday letting market. It is being offered fully furnished and also affords the advantage of secure gated entry and onsite parking for two cars including a lock-up garage.

Needless to say, its location is also ideal - a mere 450 metres to the cosmopolitan delights of Macrossan Street, 650 metres to Four Mile Beach and 600 metres to the Crystalbrook Superyacht Marina.

Private, secure, low maintenance, perfectly positioned and finished to exacting standards of quality and luxury, Aria Villa 2 is a rare offering that is available right now.

Don't miss out. Contact Matt on 0457 738 804 or msscott.portdouglas@ljhooker.com.au for additional information or to book your exclusive inspection.



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More About this Property

| | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID | 12S8F4A |
| Property Type | Villa |
| Land Area | 253 m ² |
| Including | Ensuite Study Air Conditioning Toilets (5) Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Ceiling Fans Window Locks Window and Door security screens |

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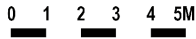
GROUND FLOOR
VILLA 1

UPPER FLOOR
VILLA 2

TPG
ARCHITECTS

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SCALE 1:100



Ground & Upper Floor Plan

LMB-01 SK.03B JUN 2020