



## Port Douglas, 303 Sea Temple/22-36 Mitre Street

### EXECUTIVE BEACHSIDE VILLA

Don't miss this rare opportunity to secure a premium Port Douglas property - these are historically tightly held!

Embrace a new and totally opulent level of Port Douglas property ownership with this executive beachside villa located at the highly regarded Sea Temple Resort and Spa.

Extending over two levels, this sprawling double storey villa is as big as a house - and bigger in some cases! Fully self-contained, its premium features and finishes provide both lifestyle and investment purchasers with a real sense of style.



**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

Offers over \$1.495M considered

#### View

[ljhooker.com.au/12N8F4A](http://ljhooker.com.au/12N8F4A)

#### Contact

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**LJ Hooker Port Douglas**  
**(07) 4099 5414**

Double privacy screens on approach open to reveal the covered walkway that traverses the illuminated water feature and on to the oversized front door.

Inside, the ground floor is the exclusive domain of the expansive air conditioned (ducted) living area where elegant tropical living really comes into its own.

With its stone benchtops, six burner hotplate, full sized oven, dishwasher and ample storage options, the gourmet kitchen is an entertainer's delight.

Dining is also something of an experience with large bi-fold doors either maintaining the air-conditioned ambience or retracting to provide a balmy tropical-inspired option.

Bi-fold doors also feature prominently in the massive step-down lounge that opens directly onto a private outdoor space complete with a plunge pool, lounge area, barbeque pavilion, outdoor shower, calming leafy outlook and the sound of the Coral Sea in the distance.

A full laundry, powder room, third toilet and indoor water feature complete the very appealing picture downstairs.

Upstairs, the showcase master suite offers unparalleled levels of style and luxury. A magnificent four-poster bed is the focal point from where the remainder of the vast suite emanates.

Retractable windows, wrap-around window seating and timber louvres combine to take full advantage of the nature-inspired outlook that can also be enjoyed from the oversized spa. A double ensuite and large walk-in robe with built in shelving add further to this ultimate experience.

Not to be outdone, the remaining two king-sized bedrooms offer ducted air conditioning, ceiling fans, built-in wardrobes, nice natural light and their own private balconies. They are serviced by a stylish bathroom with all the creature comforts that you would expect.

Offered for sale fully furnished, the villa also provides covered parking for two vehicles, direct beach access and excellent proximity to one of Port's best golf courses.

Owners and guests can also avail themselves of the resort's excellent amenities that include a massive freeform pool, restaurant, bars (including pool bar), day spa, fitness centre and meeting rooms.

Fully optioned and ready to make your next visit memorable, Villa 303 is the last villa under original ownership. If you want to be part of the next chapter, contact Matt on 0457 738 804 or [m.scott.portdouglas@ljhooker.com.au](mailto:m.scott.portdouglas@ljhooker.com.au)



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## More About this Property

<b>Property ID</b>	12N8F4A
<b>Property Type</b>	Villa
<b>Land Area</b>	554 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Pool Spa Courtyard Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage High ceilings own pool and yard easy access to the beach

### Matthew Scott

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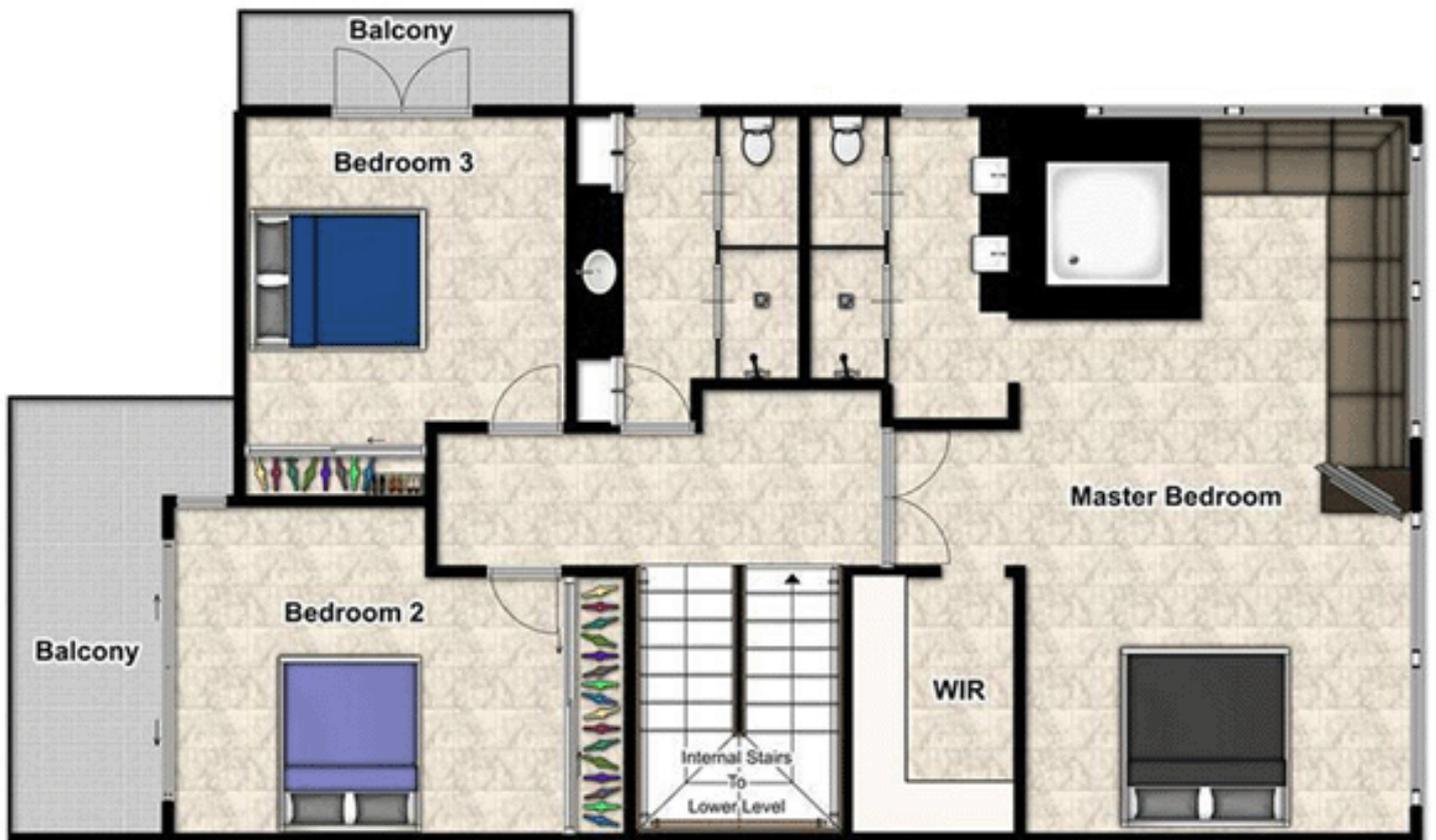


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**Lower Level**



**Upper Level**

