

**1/18 Andrews Close, Port Douglas, Qld 4877**



**Townhouse For Sale**

Thursday, 13 June 2024

1/18 Andrews Close, Port Douglas, Qld 4877

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Ronni Leigh  
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**\$1,220,000**

Located within the sought-after Andrews Close cul-d-sac, we are proud to present just one of only three architecturally designed coastal residences within the private 'Savannah Villas' complex. An impressive and welcoming entry into a tropical oasis, Villa 1 showcases a floating staircase with ceiling to floor windows over both levels. Designed to optimise open plan living while capturing balmy coastal breezes with filtered light continually bathing this beautiful residence during daylight hours. Custom glass and hardwood features throughout enhance the ambience of this idyllic abode, while timber decking on two sides offer an open invitation to the private swimming pool with a stunning natural rock wall and water feature; the perfect backdrop to embrace al-fresco dining while taking advantage of the extended outdoor living spaces on both levels. A short stroll on the adjacent pathway takes you through to Solander Park down onto the world renowned pristine Four Mile Beach. The well appointed spacious epicurean's kitchen with a servery to the undercover outdoor deck is a relaxing nook to enjoy morning coffee. An easily accessible and sizeable European laundry concealed behind handcrafted bifold louvered doors and a separate powder room on the ground level, has living at Savannah just 'easy like Sunday morning' everyday! The central floating staircase to the upper level accommodates a spa tub enhanced ensuite bathroom to the primary bedroom that flows onto a private balcony with ample room for a day bed. Two additional bedrooms with built-in robes, one of which has a secluded balcony and the two way access bathroom. Savannah Villa 1 is one of the most spacious, quality builds in the area, complete with louvered timber windows and air-conditioning throughout. A secure lock-up garage designed for air flow with storage and internal access adds to the overall design, offering everything and more to embrace life in the tropics. Savannah has all on offer ..... location, position and presentation while being minutes away from downtown Macrossan Street with an abundance of bars, restaurants, cafes, boutique shopping and the Crystalbrook Superyacht Marina. Our Vendor is ready to leave a 'slice of paradise' which continues to be a very successful holiday rental property, that has also been their own private getaway. With no Body Corporate fees, the ROI advantage is attractive from the past and forward reservations, or capitalise on a steady income as a long term rental investment. Should Savannah Villa 1 appeal to you, please see our open home invitation dates, or contact us to arrange a private inspection, in person or via video. Contact Ronni Leigh on 0419 232 322. What we love, and what you will appreciate: - 3 Bedrooms 2.5 Bathrooms, primary with spa tub- Private Pool; new filter & pump- No Body Corporate Fees- Lock up Garage with a second parking space with direct side entry- Architectural open plan living- Direct pathway to 4 Mile Beach - Sought-after Andrews Close location- Low maintenance lush wrap around landscaping- Land 217m<sup>2</sup> | Internal 122m<sup>2</sup> | Deck 86m<sup>2</sup>