

**2/25-29 Langley Road, Port Douglas, Qld 4877**

PENNY WOOD LANE  
BYRON BAY | HINTERLAND | NORTH COAST

**Villa For Sale**

Wednesday, 12 June 2024

2/25-29 Langley Road, Port Douglas, Qld 4877

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Paul Bryan  
0432244156

## Offers from \$630k

The sellers of this architecturally designed villa have had a change in personal circumstances that is forcing the sale of the property. They have instructed us to present all written offers for their immediate consideration. Property Highlights:\*

- Downstairs master bedroom and bathroom (see floor plan attached)\*
- 2 living areas with one upstairs being ideal for a home office space\*
- Resort pool in rainforest setting less than 100m to the beach\*
- Access to 4 Mile Beach directly across the driveway via walking path\*
- Raked ceilings with exposed timber beams (7.5m at highest point)\*
- Chillagoe crystal (blue & pink) floor & bathroom tiles quarried from the Atherton Tablelands\*
- 8 Villas in total ~ 7 are owner occupied\*
- Constructed in 1987 & designed by local designer Bruce Clarke\*
- Fixed term tenancy at \$535pw until April 2025\*
- Body corporate fees \$12,807.10 per annum (includes insurance)\*
- Council rates \$2227.45 per half year\*
- NBN Fibre to the Node (FTTN) connected\*
- Current building & pest inspection reports available\*
- Short drive to Port Douglas township and Crystalbrook Super Yacht Marina\*
- 50 - 60 minutes drive to Cairns Airport

Contact Paul Bryan at Penny Wood Lane Boutique Real Estate Agency for further information and to register for a private viewing.