

**20 Langley Road, Port Douglas, Qld 4877**



**House For Sale**

Saturday, 2 December 2023

20 Langley Road, Port Douglas, Qld 4877

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 216 m2**

**Type: House**



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## Auction

You'll think Christmas has come early once you've seen this immaculate near new, less than 1 year young impeccably designed executive beachside home! Located in the prestigious "BEACH ESTATE" this exquisite three bedroom, two bathroom home with fully enclosed double garage covers all the bases. The masterful open plan design, extensive use of louvre windows and extra wide glass sliding doors take full advantage of its beachside location and prevailing coastal breezes as they pass through the home providing excellent cross flow ventilation keeping the home cool. Flooded with natural light complimented by the vivid white colour scheme, this home is a blank canvas awaiting your personal touch. The centrepiece of the home is the centrally located chef's kitchen featuring an enormous three metre wide island bench with stone top and waterfall ends, 900mm appliances, an abundance of extra wide pull out drawers, massive butlers pantry plus a separate huge walk-in pantry provide huge amounts of storage space. The spaciousness of this open plan design is clearly evident by the oversized living and dining areas either side of the kitchen which opens directly onto the covered alfresco and sparkling magnesium pool with heating/cooling pump. Located at one end of the home is the immense master suite complete with custom fitted walk-in robe, large ensuite with double floating vanity and walk-in shower and a private courtyard adjacent. The two other generously sized bedrooms are located at the opposite end of the home as is the luxurious main bathroom with walk-in shower, freestanding bath and separate water closet. Featuring beautiful plantation shutters throughout, fully airconditioned, with insect screens and ceiling fans to every room ensures maximum comfort throughout the year while L.E.D. lighting, R3.5 ceiling insulation, Solar Block II glass windows and doors, a solar roof ventilation unit and a whopping 10.79kw solar inverter system keeps rising energy bills at bay. The low maintenance manicured lawns and tropical gardens create a calming ambience synonymous with our relaxed Port Douglas lifestyle. Literally only metres away from the glistening sands of our world famous Four Mile Beach this magnificent property embodies the concept of luxurious and thoughtful tropical design combined with low maintenance hassle free living. Being offered fully furnished all you have to do is bring your swimmers and sunglasses to enjoy paradise. This property will be offered for sale at Auction onsite on Thursday 21 December 2023 if not sold beforehand. To view the Live Auction on auction day, register your interest, or for Online Bidder Registration, please follow this link to our Auctions Live platform: <https://auctionslive.com/app/bidder-registration/4qND2> For further information please contact Tony Soltys 0419 695 193 / [tony.soltys@raywhite.com](mailto:tony.soltys@raywhite.com) or Lee Tartaglia 0499 043 311 / [lee.tartaglia@raywhite.com](mailto:lee.tartaglia@raywhite.com) At a Glance: • 217m<sup>2</sup> / 23 Squares • Beachside location • Near new build only 1 year young • Chef's kitchen with storage galore • 10.79kw solar system