

**21/33-39 Nautilus Street, Port Douglas, Qld 4877**

**PROPERTY SHOP**  
PORT DOUGLAS & MOSSMAN

## Apartment For Sale

Thursday, 13 June 2024

21/33-39 Nautilus Street, Port Douglas, Qld 4877

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 192 m2**

**Type: Apartment**



Rosie Wang  
0425345771

## Offers over \$799,000

Properties in "Fronds" are highly sought after and rarely come on the market - this is a 3 Bedroom 3 Bathroom Villa, with own pool, located across the road from the Palmer Sea Reef Golf course and 450 metres from the iconic shores of Four Mile Beach. The "Fronds" Villas are in a gated community and are widely known to be more like a house (but without the price tag) . Each villa has its own private pool, generous gardens and undercover entertaining area and are pet friendly. This large 3 bedroom, 3 bathroom Villa has been renovated incorporating the latest design details and is a delight to walk into. On entering, one is immediately wowed by the feeling of light and space with the vaulted ceiling, central staircase and the expanse of the open living area. Air conditioners in the lounge, dining and all the bedrooms, along with modern and dramatic fans, ensure a cool and inviting space all year round. The kitchen is beautifully appointed and recently refurbished, with a new laundry area, 90 cm wide hob and oven and stone surfaces with a waterfall benchtop, along with a refurbished laundry room with a large storage cupboard. On the ground floor at the rear of the villa is the master bedroom with a stunning en-suite and more vaulted ceilings. The 2 large and inviting bedrooms upstairs both have their own en-suites, all with built in wardrobes A/C's and fans. Outside the pool meets all safety compliance features and an outside terrace with fans and a grass lawn area means you can enjoy the tropical lifestyle with your kids or your fur babies. Yes, it's an added bonus that the Fronds is pet friendly (subject to body corporate approval). This property really does offer the best of the tropical lifestyle, 5 minutes to the beach for dog walking (or child walking), 5 minutes to the local Barrier Reef Tavern for a bevvy, or across the road for a round of golf, or just chill on your terrace with a morning coffee enjoying the sights and sounds of paradise. This property is not being widely advertised at present and is purely on our website. What's not to Love?: 3 Large Bedrooms 3 Bathrooms (all ensuite) New flooring New Kitchen with waterfall stone benchtop New wide 90 cm oven and hob Solar Power It's all been renovated and just waiting for someone to hit the ground running with it ! This villa is a great place to live or a proven investment property and as part of your body corporate levies, you don't even have to mow your own lawn or clean your pool! Settlement is preferably - September 2024, but earlier settlement is also considered. Rates : approx. \$2,750 p.a. Body Corporate Levies : \$9,453.92 = This includes the pool, garden maintenances and building insurance Permanent rental potential : approx. \$750-800 per week