

# 31 Bale Drive, Port Douglas, Qld 4877



## Villa For Sale

Sunday, 26 May 2024

31 Bale Drive, Port Douglas, Qld 4877

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 4**

**Area: 641 m2**

**Type: Villa**



Caroline Yarr  
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**\$2,330,000**

Situated at #31 within the exclusive Niramaya Villas and Spa Resort, this distinctive two-story 'Anandah' villa features 3 bedrooms, 3 bathrooms, plus a powder room. Setting it apart from other designs, the second level allows for more internal living space and significantly more outdoor living space than any of the other single fronted Niramaya villas, and there are only 3 in the complex. From the entry gate you enter a private sanctuary. You'll see 'through' the property to the stunning rainforest backdrop, with spectacular feature lighting at night. Asian inspired, pavilion architecture is perfect for the Port Douglas climate. Walls disappear and the indoors and outdoors blend seamlessly. This design offers an idyllic living pavilion which opens on 3 sides, seldom will you need the split-system air-con, though it is there for those really balmy days. High Tasmanian Ash-lined ceilings, timeless finishes of split-faced marble, stone and Merbau timber create the ideal ambience to unwind in your own very private free-standing home. The private pool will also keep you cool (heated in the winter months), the poolside day-bed will also be hard to resist. This sought-after layout is popular among holiday-makers, with the upstairs master suite standing out for its generous size and privacy. The suite includes a spa bath and a balcony nestled among the lush rainforest trees, a particularly large wardrobe and a double shower, providing a serene retreat for owners and guests alike. The second and third bedrooms each boast a private ensuite and double opening glass doors, leading to either a private terrace or the courtyard garden. All bathrooms, including the powder-room, showcase unique egg-shaped marble basins exclusive to Niramaya. On-site amenities feature the San-Ti Restaurant specializing in Indonesian cuisine, a spacious Resort-style pool, Cocktail bar, Day-spa, Tennis court, and Gym. Managed by a highly professional on-site team and promoted as a 3 Bedroom Deluxe Villa, this property maintains high occupancy rates for income generation while offering the owner unrestricted personal stays throughout the year. Owners have access to a large lock-up for storing personal items between visits and can utilize the double car garage for bikes, golf buggies etc. Apart from the amenities mentioned, this villa is conveniently situated near the central facilities and has just one neighboring property that is completely out of sight from this residence. The location is superb, offering complete privacy amidst lush tropical gardens and prominent rainforest trees. Furthermore, there is ample parking space for multiple vehicles at the front of the villa, thanks to its unique cul-de-sac positioning. For more information or to inspect in person or via FaceTime contact Caroline Yarr on 0409 365 261.