

348 Port Douglas Road, Port Douglas, Qld 4877



Sold Duplex/Semi-detached

Monday, 14 August 2023

348 Port Douglas Road, Port Douglas, Qld 4877

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 873 m2

Type:

Duplex/Semi-detached

Contact agent

A property with so much opportunity on offer, Ray White Port Douglas are proud to market this current investment property for new owners and new ideas. This property offers a large parcel of land in a central location, ideal if you are looking to expand the original dwelling, or already council approved is the opportunity to subdivide and rebuild 2 homes. Welcome to your perfect investment opportunity located on the iconic palm tree lined, Port Douglas Road. This exceptional duplex, situated on a spacious parcel of land, offers a range of possibilities in a highly sought-after location. What sets this property apart is the range of lifestyle and investment opportunities that 348 Port Douglas Road provides:

- Long term rental - the property is currently returning \$825pw and this is set to increase to \$925pw. With a long-term tenant who has been there for over twenty years, you have the added advantage of stability and reliable income.
- Short term rental - increase the rental return by offering short term rental for both units. Or live in one and rent the other one out to give you the best of both options for a great lifestyle.
- Council approved subdivision - build two homes dividing the 873m² block into two separate titles, further enhancing the value and versatility of 348 Port Douglas Road. This range of options presents an outstanding investment opportunity for those looking to capitalise on the thriving real estate market in Port Douglas.

Unit 1 features a well-designed layout with 2 bedrooms, 1 bathroom, a large open-plan kitchen, and a spacious living area. The convenience of a separate laundry adds to the overall functionality of the unit. With its own driveway, expansive front and rear gardens, and additional parking spaces at the front of the property, this unit provides ample space for comfortable living. The property also offers a garden storage area, and there's even room to add a pool if desired. Unit 2 boasts 3 bedrooms, 1 bathroom, a generous open-plan kitchen, and a spacious living area. The unit includes three large fully fenced gardens, creating a private and secure outdoor space for relaxation and entertaining. With a garden shed and additional storage areas, you'll have plenty of room to store your belongings. Similar to Duplex 1, this unit offers the potential for a pool. One of the standout features of this duplex is the large open living and cooking area, providing a welcoming and comfortable space for both residents and guests alike. It's the perfect setting to create lasting memories with family and friends. Take advantage of the fantastic location by strolling down to the nearby beach to witness breathtaking sunrises or enjoy a leisurely cycle into town, returning along the beach for a truly picturesque experience. Don't miss out on this incredible investment opportunity and the chance to own a property in the heart of Port Douglas. Contact us today to arrange a viewing and explore the boundless potential that this duplex has to offer. Contact Steve Doble 0411 399 344 to arrange an inspection. Some of the key features of 348 Port Douglas Road are:

- Central location
- Large parcel of land
- Multiple lifestyle opportunities
- Holiday or permanent rental income for investors
- Short 4 minute walk to tropical 4 mile beach