

**5/25-29 Langley Road, Port Douglas, Qld 4877**

**Apartment For Sale**

Wednesday, 20 March 2024

5/25-29 Langley Road, Port Douglas, Qld 4877

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 188 m2**

**Type: Apartment**



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**\$895,000**

Welcome to the luxurious Townhouse of 5 Nirvana, nestled in the highly sought-after Pacific Park suburb of Port Douglas. This fully renovated townhouse, meticulously designed to provide year-round comfort in the tropics, offers a high-quality finish and an enviable location, perfect for those seeking a sophisticated lifestyle.

**Year-Round Comfort:** Architecturally designed, this townhouse harnesses cross ventilation through its southeast-facing position, dual roof line, and strategically placed louvre windows. The impressive double-height vaulted ceiling of the lounge allows heat to rise and escape through a second level of louvre windows. Natural light floods the property while an extended roof line provides shade and shelter to the terrace. The addition of a large electric awning over the balcony shades the bedrooms and makes outdoor relaxation a delight even in the heat of the day, and a brand new insulated roof and freshly painted white exterior further improve the interior climate and comfort of this home.

**Location, Location, Location:** Residents of Nirvana can take a leisurely stroll in any direction and discover the abundance of amenities and attractions that surround them. Bruno Reidwig Park lies just opposite with a children's swing park and barbecue pavilions. The pristine shores of Four Mile Beach can be found 200 metres on the other side of the Nature Reserve, offering a picturesque setting for relaxation and seaside adventures. The nearby Four Mile Shopping Arcade provides convenient takeaway options and a bottle shop, while Four Mile Park offers a popular off-leash dog section. Local taverns and restaurants opposite invite residents to indulge in culinary delights. St Crispin's Café and lakes offer a tranquil escape for coffee enthusiasts and nature lovers alike, and families will appreciate the proximity of Port Douglas State School and the IGA shopping centre, only 2 km away, ensuring convenience for everyday tasks. Additionally, the main street of Port Douglas, marina, and Flagstaff Hill walking trail are all within easy reach, promising endless opportunities for entertainment and exploration.

**Fully Renovated:** The townhouse at 5 Nirvana underwent extensive renovations, starting two years ago with the previous owner. These renovations included the extension and installation of a bespoke kitchen fit out, featuring stone tops with waterfall ends and high-end Smeg appliances. The laundry was repositioned and fitted with Miele appliances. Modernisation extended to the bathroom, en suite shower room, and downstairs WC, which now boast walk-in showers and a sleek design. The addition of new louvre windows, window blinds, lighting, ceiling fans, sliding patio doors, and Crimsafe fly-screens enhance both the aesthetic appeal and functionality of the property. Recent updates by the current owner include a new roof and exterior painting, a new carport with Ironbark staircase and balcony above with wood-effect tiling, timber/wire fencing, and electric awning. New air conditioning split systems have been installed throughout, as well as new high quality kitchen appliances, including Mitsubishi French-door Fridge with Super cool chilling case, Bosch dishwasher and a 3N1 "boiling-water" multitap, magnifying mirrors and much more.

**Impressive Design Features:** Cool-off in the large lagoon style swimming pool, with waterfall, seating and elevated sun loungers. Beyond climate control, this townhouse boasts impressive design elements that elevate its charm and functionality. A grand mezzanine landing overlooks the lounge area, providing a second reception space for relaxation or entertainment. Additionally, the ground floor bedroom enjoys its own terrace, offering a tranquil outdoor retreat with a pergola overhead, as well as a walk through wardrobe, and an exquisite en suite shower room. Each detail has been carefully considered to enhance the living experience and create a sense of luxury and refinement.

Residential zoned to be utilised how the new owner sees fit, the property has the scope to be lived in full time, rented out (\$650/week), or holiday let (\$495-550/night). To experience the epitome of luxury living in Port Douglas, don't miss the opportunity to make 5 Nirvana your new home. For more information or to arrange a viewing, contact Matthew Essex at 0481 126 732, or email [matthew@propertyshopportdouglas.com](mailto:matthew@propertyshopportdouglas.com).