

**5 Julaji Close, Cooya Beach, Qld 4873**



**Sold House**

Friday, 6 October 2023

5 Julaji Close, Cooya Beach, Qld 4873

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Tony Soltys

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**\$690,000**

Looking for a house that epitomises tropical open plan design and living with that extra special touch of contemporary class - Ray White Port Douglas is proud to present 5 Julaji Close. Originally built as a builders own display home, this impeccable 232m<sup>2</sup> 4 bed/2 bath/double garage home provides all those special features clients demand. From the moment you enter you will immediately see what sets this house apart from others. The open plan lounge with stone topped built-in floating TV cabinet, dining area and kitchen overlook the centrally located glistening pool with its beautiful feature waterfall creating a soothing ambience to be enjoyed. Timber look tiles provide a sense of warmth while two sets of massive oversized double glass stacker doors, 4.4m & 5.0m wide, create a truly seamless transition to the outdoors. Opening directly onto the pool area and entertainers alfresco complete with built-in seating, stone topped BBQ and extended patio - the perfect place to lay back and relax. The magnificent kitchen with direct access to the undercover alfresco area, is fully fitted with stone benchtops and an extra wide three metre island bench featuring stone waterfall ends, creating the perfect gathering place for family and friends. A wall mounted oven and microwave space means no bending over while abundant storage is provided via oversize pot/pans drawers and a custom walk-in pantry. Crystal glass cupboards, soft close drawers, dishwasher, built-in under bench twin trash bin, overhead cupboards with hidden drop down handles and a L.E.D. lightstrip are just some of the extensive upgrades to satisfy the most demanding connoisseur. Enjoying its own separate wing the luxurious master bedroom with a custom fitted Hollywood style walk through wardrobe has direct access onto the pool area and features an ensuite to die for with walk in shower - no messy glass to clean here. Two other guest bedrooms, located in another separate wing are spacious and share a luxurious guest bathroom with an elegant freestanding bath and second walk-in shower. The fourth guest bedroom is separate again which could double as the perfect study or baby's room. The extensive use of glass louvre windows throughout the home provides unparalleled cross flow ventilation eliminating the need for expensive air-conditioning. However if ever required, independently operated split system air-conditioners are fitted to every room. Solar Block II windows, a solar roof ventilation unit & R.3.5 ceiling batts make this home extremely energy efficient. Two separate linen cupboards provide plenty of storage space, ideally located at each wing near the bedrooms and bathrooms for convenience. A walk through laundry with access directly from the garage through to the kitchen makes unloading groceries a breeze. Located on the high side of the street and fully fenced with established and irrigated gardens ensures privacy while providing a serene backdrop. This home is move-in ready, is priced well below replacement value and offers the lucky new owner the opportunity to avoid the stress of building or competing at auction. To arrange a private viewing please contact Tony Soltys 0419 695 193 / [tony.soltys@raywhite.com](mailto:tony.soltys@raywhite.com) At a glance: • 232m<sup>2</sup> 4 bed/2 bath/2 car with central pool. • Tropical open plan design for contemporary living. • Stone tops to kitchen/lounge/ensuite/main bath/BBQ. • Extensive use of glass louvres for cross flow ventilation. • Extremely energy efficient. • 800m<sup>2</sup> block on high side of street.