

**8 Shearwater Street, Port Douglas, QLD, 4877**

**PROPERTY SHOP**  
PORT DOUGLAS & MOSSMAN

**Sold House**

Tuesday, 25 April 2023

8 Shearwater Street, Port Douglas, QLD, 4877

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kurt Freitas

## BEAUTIFUL TROPICAL HOME WITH VACANT POSSESSION

What a find! Have you been searching for the perfect home to provide you with the ideal tropical lifestyle - this is it!

Property Shop are pleased to offer to the market this attractive, bright and airy four bedroom, two bathroom home. This is an exciting opportunity to purchase a beautiful home in Port Douglas, in a well established area with easy access to local school, beach, golf course and minutes drive to restaurants, cafes and shopping.

The open plan kitchen/dining/living area is an entertainers dream with wrap around stone benchtops, electric/gas caterers oven and floor to ceiling frosted glass cupboards. The living/dining area spans the full width of the home and flows out to the back patio and pool. The cool pool is the focus of the home, with turquoise views from your living area, and really you will spend a lot of time relaxing out in the undercover entertaining deck. All bedrooms fully air-conditioned with ensuite and walk in wardrobe to main bedroom. There's also a separate media room/study retreat.

The home features tranquil muted tones throughout ..... modern, fresh and will suit a range of furniture styles. It is also easy-care maintenance inside and out!

For investors this property is an attractive proposition, estimated to achieve \$800 p/w in the current market, or 4.5% net return based on the list price.

Please contact Property Shop agent Kurt Freitas for more information and to arrange an inspection 0414 141 104 or [kurt@propertyshopportdouglas.com](mailto:kurt@propertyshopportdouglas.com)

### ITS ALL IN THE DETAILS:

Easy maintenance gardens with multiple fruit trees

Flush 7 x 3 metre concrete pool

14 x 8 metre deck

5KW solar power system (24 panels)

'Crimsafe' screening to all doors and windows

Low voltage LED downlights throughout

Colourbond privacy fencing

Lockable store room with plantation shutters