

9 Beach Close, Port Douglas, Qld 4877

House For Sale

Saturday, 3 February 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



Caroline Yarr

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\$2,495,000

Investors are advised to consider purchasing a new or nearly new property to maximize depreciation benefits. 9 Beach Close is just 16 months old and offers a custom-designed, extremely well-built tropical home. It presents an excellent opportunity as a holiday rental for high returns whilst the owner can use for unlimited periods throughout the year. Situated at the end of a cul-de-sac in a prestigious new estate, the location is only a 2-minute walk from Fourmile Beach and Solander Park. Immaculate and flawlessly maintained, this home has been meticulously cared for by its current owners. With modern lines, contemporary finishes, and a beachy aesthetic, it offers a delightful open-plan living space with ample natural light and a refreshing sense of spaciousness. The honed concrete flooring throughout adds a cool and contemporary touch, perfect for barefoot living. The kitchen is enviable, featuring clean lines, clever details, and abundant storage with deep drawers and a butler's pantry. All quality appliances including a Smeg oven plus a Smeg convection microwave, 2 Smeg dishwashers and an enormous pantry. Large sliding doors seamlessly connect the indoor living area with the outdoor dining and lounge space, creating a harmonious extension. The outdoor area boasts a 6 x 3m heated/cooled magnesium pool, complemented by low-maintenance tropical gardens that enhance the overall tropical ambiance. This property offers four generously sized bedrooms, one of which is currently utilized as a media room. The master suite is particularly impressive, featuring a corner window overlooking the pool and tropical landscaping. The master ensuite is spacious and luxurious, equipped with double rain-showers, floor-to-ceiling marble tiling, a gorgeous wall-hung twin vanity and a separate toilet. The oversized walk-in robe offers ample drawers and hanging space, it's very well designed. The second bathroom also offers generous proportions and floor-to-ceiling tiling. Additional features of this property include:

- Secure space behind gate to park caravan/trailer/additional vehicle
- A fully fenced yard – totally private and secure
- Owner's storage cupboards in the large double garage
- External stone feature walls
- Full sized laundry with outside access
- Split-system A/C to all rooms
- Ceiling fans, including a big-ass fan over the outdoor living space
- Glass louvres in all rooms including bathrooms – ideal for cross ventilation
- 7.8kw Solar System
- Office nook with built in desk space
- Alarm system
- Fully insect screened
- 608sqm block
- To be sold fully furnished – Everything ready to go for high returns!

Overall, this nearly new property presents an enticing investment opportunity with its desirable location, impeccable design, and attractive features. Not to mention the valuable depreciation on the house build, finishes and high quality furniture. Contact Caroline Yarr on 0409 365 261 or caroline.yarr@qldsir.com for further information, to inspect in person or via Facetime.