

**54 Barrbal Drive, Cooya Beach, Qld 4873**



**House For Sale**

Wednesday, 19 June 2024

54 Barrbal Drive, Cooya Beach, Qld 4873

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



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**\$670,000**

Enjoy the 'new build feel' of this modern, breezy, beautifully appointed home that provides something of a blank canvas that you can personalise to suit your taste and needs. Located in the ever-popular Ocean Breeze Estate in Cooya Beach, this young home is ready for new owners to make it their own. A rose-fringed pathway prefaces the entry to the home that features four bedrooms, two bathrooms, an open plan living, dining and kitchen space, study nook, covered rear patio and secure parking for two cars. The first of four good sized bedrooms is located at the front of the home and could be perfect for guests given its separation from the other three. With its air conditioning, ceiling fan and cool tiling, your comfort is assured. At the heart of the home is the impressive open plan living, dining and entertaining space that is headlined by the sleek fully optioned kitchen with its large island bench, stone benchtops, breakfast bar overhang, wall oven, cooktop, dishwasher, dual sinks and abundant storage space including a large walk-in pantry. The space also opens directly onto the covered, tiled patio providing for a seamless integration between indoor and outdoor living. Beyond the kitchen and set privately away from the other bedrooms is the master suite that is prefaced by a handy study nook. Also opening onto the patio, the master bedroom features air conditioning, ceiling fans, a built-in wardrobe and large ensuite with dual sink vanity and semi-separate shower and toilet alcoves. The remaining two bedrooms offer a similar feature set and are separated by the main shower bathroom and separate toilet. Outside, the 600m<sup>2</sup> block provides side access, perfect for your boat or caravan and more than enough room for a pool, or shed, or even maybe both. Fitted out with all you need for carefree tropical living, additional features of this property include:- Good sized laundry with built-in storage and benchtop- LED lighting and quality tiling throughout- Cool neutral decor- Attractive street appeal- - Established neighbourhood- Good proximity to the beach, boat ramp and local park - 5 minute drive to Mossman for all your necessities- 10 minute drive to Port Douglas. If you are looking at building, why not take a look at this near new modern home, it may just surprise you. Holding great potential as a first home, upgrade, or income earning investment, this property is well worth a look. For all the details or to request an inspection, contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)