

**4/1A Ti Tree Street, Port Douglas, Qld 4877**



**Unit For Sale**

Thursday, 11 July 2024

4/1A Ti Tree Street, Port Douglas, Qld 4877

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Ronni Leigh  
0419232322

**\$879,000**

Introducing a beautifully appointed fully furnished residential townhouse located at the end of the quiet leafy 'no through' cul-de-sac on Ti Tree St Port Douglas. Located within the exceptionally maintained gated complex of just 6 Villas, 'Melaleucas' is within easy walking distance to the heart of downtown Macrossan Street, and the world renowned Four Mile Beach. Architecturally designed to maximise open plan living and enhanced by custom design features throughout, timber louvered windows and bifold timber framed doors are an invitation to natural light and constant airflow. Encapsulating a tropical lifestyle, the outdoor living space has recently been completely redesigned to be in harmony with the interior, while showcasing the lush landscaped gardens, and expansive timber decking. A private saltwater pool is encased by custom made glass panelling, accessible from the deck via two separate pool gates. The ground level occupies a well-appointed renovated kitchen being the central point connecting to a spacious living and dining area flowing together over neutral toned cool tiles. Bifold doors open to the outdoor patio, swimming pool and two separate turfed areas. To complete the ground floor there's a convenient combined laundry and powder room, under stair storage and private undercover carport. The floating staircase to the upper floor accommodates two bedrooms with their own ensuite bathrooms with the primary featuring a relaxing bathtub, walk-in robe and secluded balcony. Polished timber floors underfoot on this level, further add to the relaxing ambience of this perfectly presented and positioned Townhouse. 'Melaleucas' encompasses the essence of Port Douglas! Live the permanent Port Douglas lifestyle, or capitalise on this fully furnished, vacant possession stunning residence. Investors, this property is ready to go for the lucrative holiday rental market! Property Features:- Low Body Corporate- 2 Bedrooms both with Ensuite Bathrooms- Floor Area 156m<sup>2</sup>, Land 110m<sup>2</sup>- Private Saltwater Swimming Pool - Low Maintenance Landscaped Gardens- Located at the end of the quiet 'no through' Ti Tree Street- 'Melaleucas' is a gated complex of just 6 private Villas - Tropical Design- The entire external Melaleuca complex has recently been painted, including all timber features treated with Sikkens premium wood care. Nearby to Melaleucas- 2.1 kms to downtown Macrossan Street- 2.5 kms to Crystalbrook Superyacht Marina- 4.2 kms to Rainforest Habitat Wildlife Sanctuary- 20 kms to Mossman Gorge & Cultural Centre- 22 kms to Daintree National Park- 64 kms to Cairns International Airport. View 'Open Home' dates, or to organise a private/video tour inspection please contact Ronni Leigh on 0419232322.