

Sold



Unit 4, 53-67 Nautilus St, Port Douglas



## WHAT A TOWNHOUSE – WALK TO THE BEACH!

What an outstanding buy this will be for one lucky purchaser...this three bedroom, two bathroom (plus potential fourth bedroom or office) property has its own yard on title and is priced keenly to sell today!

Situated within 700m of Four Mile beach at the Fairways complex, this property is perfect for an owner occupier or investor. Currently rented with excellent tenants through until June 2018 @ \$385 per week, the tenants are looking to extend, so you can reap the rewards until you are ready to move on up to PD.

The Body Corporate fees are exceptionally reasonable at \$3500 per annum including the building insurance! The entire complex has been painted externally and had a brand new roof installed all within the last 4 years.

Internally there are three bedrooms, (master with en suite) an open plan lounge/dining area and practical kitchen. The second bathroom has nicely incorporated the laundry with direct access outside to the clothes line.

Also just outside the bathroom you will find a potential large fourth bedroom or office space, this room has direct access via a sliding door from the front of the property. Running a small venture would be a breeze from the property as no client would need to enter your home.....plenty of options

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	559
<b>Floor Area</b>	331 m2

### Agent Details

Callum Jones - 0437 981 195

### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
QLD 4877 Australia  
07 4099 5550



here!

The lounge and master are completed with split system AC and there are ceiling fans in all rooms.

Adjacent to the living area is an undercover alfresco area and leads out to the huge backyard with easy care gardens.

There are just seven Townhouses in this first stage of the development....you can instantly tell by the great presentation of the complex that this is an extremely pleasant place to live.

The property is approximately 170m<sup>2</sup> under roof and set on a 331m<sup>2</sup> parcel of land.....these feel much more like a house than a Villa – no wonder they are so popular and not often offered for sale!

This could very well be the last of the well-priced properties of this nature as the vendors are motivated and have listed to sell immediately, call me today to find out how to make this property yours.

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