

Sold



6 Lou Prince Dr, Cooya Beach



### Something Special Awaits ..

Downsizing? Looking for an eco friendly home that is super easily maintained? Here it is at #6 Lou Prince Drive.

A bespoke home in the best street within the Ocean Breeze estate has to be seen to be believed....built by award winning local builder Nathan Verri, this home is in as new condition and awaiting a new owner.

This two bedroom, one and half bathroom home is incredibly spacious and sizeable at 173m<sup>2</sup> under roof. This of course includes the double carport, study and outdoor entertaining....some four bedroom homes in the area are more moderate in size.

Entry is via double doors to a breezeway foyer which perfectly separates the living dining and kitchen from the bedrooms and bathroom. Fully screened the prevailing breezes are harvested and naturally cool the home

Both bedrooms are air-conditioned and feature built in robes.....and they are not the average pokey rooms in most spec homes these days....there is definitely a feeling openness and space.

The bathroom is again sizeable and adjacent to the study which are situated between the bedrooms.

 2  1  2  616 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	698
<b>Land Area</b>	616 m <sup>2</sup>

#### Agent Details

Callum Jones - 0437 981 195

#### Office Details

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



Moving back to the open plan living area, there is a user friendly kitchen that boasts gas cook top and ample bench space.....the views from the kitchen beyond the native garden to the reserve across the road are sure to make preparing meals a joy. Also found in this wing of the home is a separate powder room and full laundry.

In short this is a one of kind property built to the highest standard and will be an absolute pleasure to call home.

Feature packed!

At a Glance:

- Two Bedrooms
- One and half Bathrooms
- Study/office
- Tiled throughout
- Insect screens
- Fully Air-conditioned
- 1.kw Solar power system
- 5000ltr Rainwater tank
- Established Native garden

The beach is only a short distance from the beautiful property, Mossman is just 5 minutes' drive and Port Douglas is only 10minutes south! The views from your new home will be forever uninterrupted presiding over the tall timber across the road and being a non through road spot is super peaceful.

This is an opportunity not to be missed surrounded by quality not quantity.....and as such your enquiry needs to be quick!

The motivated vendor is committed to sell now and has priced the property to move quickly...THIS IS SERIOUS!!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*