

Sold



19 'Fairways', 53 Nautilus St, Port Douglas



### IT'S GOODBYE FROM THEM AND A GREAT BUY FOR YOU!

Is this the best presented and cared for Villa-style townhouse on the market? You bet it is! I am extremely proud to offer this property for sale - simply put #19 is in 'better than new' condition.

Over the last nine years the current owners have steadily improved, upgraded and meticulously cared for their holiday home – recent additions include LED lighting throughout, freshly installed hard wearing laminate flooring to the upstairs for starters. So if you are looking for a property in excellent condition close to the Beach....then this is it.

There is real bang for your buck here, each of the three bedrooms has its own fully equipped bathroom and built in robe, ceiling fans and air conditioning. The large living area has direct access via sliding glass doors to the huge covered outdoor entertaining area...complete with LED lighting and fans. You can enjoy the beautiful tropical courtyard all year around.

The living and dining areas are tiled throughout, as is the fully renovated kitchen (all on the ground floor). This is a very functional space and truly a huge kitchen - with plenty of storage and most importantly an abundance of bench space.

Situated within 700m of Four Mile beach at the Fairways complex, this

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	710

#### Agent Details

Callum Jones - 0437 981 195

#### Office Details

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



property is perfect for an owner occupier or investor. The owners will sell fully furnished, you can move in or rent immediately.

The Body Corporate fees are exceptionally reasonable at \$3909 per annum including the building insurance! The entire complex was painted externally a few years back and each Villa has had a brand new roof and insulation installed more recently.

There are just twelve Townhouses in this stage of the development with a mix of owner occupied, tenants and holiday properties....you can tell by the great presentation of the complex that this is an extremely pleasant place to live.

The property is approximately 210m<sup>2</sup> under roof and set on a 401m<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 is the best opportunity to purchase close to the beach in the current market; call or email me now or risk missing the boat.

At a Glance:

- Three bedrooms
- Three bathrooms
- Huge heated swimming pool
- Fully Air-conditioned
- Enormous renovated kitchen
- New flooring to first floor
- Double carport
- 5kw Solar Energy System
- Gated complex
- Easy care irrigated garden
- Large covered outdoor entertaining
- Ultra-affordable Body Corporate Fees
- 700m to the beach
- Close to Golf Course, Shops and Restaurants
- Huge rental potential

\$495,000

*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.*