

Sold



4 Allamanda St, Cooya Beach



### Sensational Beach-Side Bargain

Just one home back from the esplanade and ideally a beach access path lies within 100m where the sands of Cooya Beach await. On low tide you can make tracks out towards Port Douglas on the sand flats or on high tides stroll towards the Mossman river mouth and Newell Beach.

No.4 Allamanda offers plenty of features for the new owners, whether they be a family, dog lover, keen gardener or backyard cricket specialist... the fully fenced yard is enormous complete with sensational lush turf and mulched garden surrounds.

Some of the features you will enjoy;

- Freshly repainted inside and out
- New tiles to all wet areas
- New kitchen benchtops and sink
- Brand new never been used oven, stove top, range-hood, and dishwasher
- New LED lighting and fans throughout
- New fencing to the rear and side boundaries plus 450m2 of new buffalo/couch turf
- Hot water system recently replaced, new toilet and air-con serviced

 3  1  1  800 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	787
<b>Land Area</b>	800 m2
<b>Floor Area</b>	200 m2

#### Agent Details

Callum Jones - 0437 981 195

#### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
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- Brand new carpets in the three bedrooms and wardrobes
- Brand new photoelectric, interconnected, hard wired smoke alarms

No.4 Allamanda is vacant right now and ready for its new owners right now.

This home is perfect as a place to live in or as a rental investment – with tenants ready to go if required at \$390-\$400 per week. With vacant land now starting from \$212,000 and upwards to over \$300,000, within the latest release at Cooyas' 'Ocean Breeze' Estate this ready built home represents excellent value.

For those new to the area, Cooya Beach is the next beach north of Port Douglas a mere 10 minutes drive from the Port Douglas IGA turnoff. Within 6kms is the Mossman Township where you will find all essential services and schools. School buses pick up 40m from the front door of the home and there is a great day care centre just around the corner as well as a local boat ramp. Cooya is a safe and quiet beach-side hamlet that is popular with families and those working throughout the local area as well as retirees and even lock and leave owners.

Contact Callum Jones on 0437 981 195 or email

[callum@theagentportdouglas.com](mailto:callum@theagentportdouglas.com) to get full details or to arrange your inspection.

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