

Sold



43 Pecten Avenue St, Port Douglas



### Pair of Diamonds in the rough...Keen sellers Reduce price!

This duplex sits on a leafy corner block of 800m<sup>2</sup>. Ideal opportunity for the keen renovator or home & income purchaser. Combined, the two units are more than 350m<sup>2</sup> under roof, both tiled throughout built of masonry construction.

These two dwellings are on a single title offering LOW insurance costs, no strata or body corporate fees. Together consisting of 6 bedrooms, 2 bathrooms, individual car accommodation and separate street entrances.

The interiors of both properties are spacious and very well planned throughout. They offer spacious open-plan living of the kitchen, dining & lounge areas that truly form the heart of these two homes. #1 having a slightly larger floor plan of the two homes.

This duplex property would be an ideal investment! As a rental property or offering secure independent living for a family member. Maybe live in one and let out the other, a home and income proposition would work extremely well here.

Currently each unit is tenanted producing close to \$600 per week for the

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8
<b>Land Area</b>	801 m <sup>2</sup>
<b>Floor Area</b>	211 m <sup>2</sup>

#### Agent Details

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#### Office Details

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owner... a nice little income earner.

Each home features three good-sized bedrooms with Daiken split system air-conditioning, built-in wardrobes and ample storage. Both bathrooms and laundry's are well-sized.

The wrap-around verandas offers serenity looking onto a quiet street amongst tropical gardens, nestled under the shade of beautiful, well-established gum trees. It is just a short stroll (300m) to Four Mile Beach, Sea Temple Golf Course, local restaurants, bars & shops.

Rare opportunity that the property is not strata-titled, meaning no body corporate fees and cheaper home insurance. Both currently have tenancy leases in place, providing future home and income options for the purchaser. This location is in a well-established suburb of Port Douglas. Port's NEW boom area is more and more older-style homes are being modernised for today's living.

This property presents a wealth of opportunities for the savvy buyer!!

At a glance:

- 6 bedrooms, 2 bathrooms
- Corner position
- Separate street entrances
- 2 x Carport
- Split system Daiken air-cons in bedrooms
- Wrap around verandas
- Centrally located close to Beach & amenities & transport.
- Currently tenancies in place

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