

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

*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.*