



9 Pecten Ave, Port Douglas



Perfect Off Market Opportunity

Laid out across 809m² of prime real estate, 9 Pecten (AQUA) is the perfect off market opportunity to jump on while it's still available. Only 250m from Four Mile Beach this property offers for the perfect beachside home, consisting of 4 large bedrooms and 3 bathrooms (2 with ensuites and spa bath).

The master bedroom with a walk-in robe, ensuite and spa is a spacious and private space. The second bedroom also has a private ensuite with a bathtub, while bedrooms 3 and 4 share the family bathroom. Award winning Kai restaurant (Family dining – NQNT restaurant awards), the Beach Shack, the Barrier Reef Tavern, and Niramaya Lounge & Bar are all in extremely close proximity to this home. Also, a minute's walk away is a nearby bottle shop and takeaway food at 4 Mile Takeaway.

This property also has great investment potential, and it has been run as a highly profitable holiday accommodation location (projected income (March 2023) 2023 @ \$75,000 gross).

Visit portdouglasaccom.com.au and search for Aqua on Pecten to view the listing.

The open-plan kitchen is fully equipped with stainless-steel appliances,

 4  3  809 m²

Price	\$1,500,000
Property Type	Residential
Property ID	868
Land Area	809 m ²

Agent Details

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granite countertops, dishwasher, and oven.

This home provides for perfect entertaining with a large outdoor patio area that sprawls all the way across to the pool. Spend your days by the pool soaking in that North Queensland sun and your afternoons enjoying beverages while firing up that Barbecue.

Features at a Glance;

- Large family home.
- 2 car Garage.
- 4 Large Bedrooms.
- 3 Bathrooms.
- Granite benchtops to kitchen and bathrooms.
- Large pool and Patio area.
- Open plan design.
- Raked ceilings to living areas.
- 809m² of land
- Great opportunity for investors.
- Projected income (March 2023) 2023 @ \$75,000 gross

Contact Che Innes on 0421 102 398 or via email che@theagentportdouglas.com to arrange your private viewing today.

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