



FOR SALE

SIZEABLE RESIDENTIAL VILLA

Escape to your tropical paradise in this fresh 2-bedroom, 2-bathroom villa located just 400m from Four Mile Beach, within one of the town's most popular residential and holiday use resorts. This sheer "value for money" two-storey property offers the perfect blend for owner occupiers or investors also seeking free annual holiday use.

Step into your private sanctuary featuring a thoughtfully designed layout - bedrooms with balcony access and built-in robes along with modern conveniences including dishwasher, convection cooking and split system air conditioning throughout. The spacious living area flows seamlessly out to paving and gardens, creating the ideal indoor-outdoor lifestyle that defines tropical Queensland living.

- Two generous bedrooms with built-in storage
- Two full bathrooms for added convenience
- Open-plan lounge perfect for relaxation
- Private carport parking for one vehicle

The resort-style amenities elevate everyday living with access to a sparkling lagoon style swimming pool, rejuvenating outdoor spa, and fully equipped gymnasium. Host memorable gatherings in the dedicated outdoor entertainment area adjacent to cafe, restaurant and bar, or unwind after a day exploring the reef with a peaceful soak in the spa.

Port Douglas isn't just a destination – it's a lifestyle. This charming coastal town of 3,650 residents has earned recognition as Australia's third-best town, offering an unparalleled combination of natural beauty and sophisticated amenities.

- Minutes from Four Mile Beach's pristine white sands
- Cycling distance to acclaimed restaurants and boutique shopping
- Championship golf courses and scenic walking trails nearby

The town's vibrant calendar keeps life exciting year-round, from the spectacular Port Douglas Carnivale in May attracting over 10,000 visitors, to the challenging Great Barrier Reef Marathon Festival each October. Adventure seekers can witness the annual IRONMAN Triathlon as world-class athletes race along the Captain Cook Highway.

Education and family amenities are well-catered for with Port Douglas State School nearby, while the town's rich heritage is preserved in charming landmarks like St Mary's by the Sea and

2 BED | 2 BATH | 1 CAR

PRICE:
\$379,000

OPEN FOR INSPECTION:
N/A



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Reef Resort Villa



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.