



PORT DOUGLAS
9 Limpet Avenue

5 3 4

90 SECOND WALK TO THE BEACH!

Spacious light filled architecturally renovated 5 bedroom beachside residence, with in-ground pool & fabulous undercover outdoor entertainment area on a generous allotment of 875 m2. This home is just a short drive from vibrant Macrossan Street & all Port Douglas Village shops, cafes & award winning restaurants have to offer! Only a 90 second walk from your front door to getting your feet wet at the beach. This home provides the Port Douglas lifestyle in a fantastic location. The great features include several entertaining options with a seamless flow from indoors to out.

- Air conditioning in all rooms apart from the central living room which enjoys beautiful cross breezes from the front of the house to the back via large bi fold doors.
- The kitchen has electric cooktop & oven, filtered drinking water system and built in pantry plus timber floors.
- There is an eat-in banquette which is perfect for children or those casual dinners during the week.
- Master bedroom is upstairs with beautiful polished timber flooring and cathedral ceiling for that extra spacious feeling plus New Guinea Rosewood bi fold doors leading to the balcony facing east.
- The generously sized glamorous en suite has a walk in shower, separate bath tub and wardrobe.
- The dressing room is across from the bedroom & could double as a reading area as well.
- Off the Master bedroom is a private outdoor balcony retreat for lounging and watching the sun rise each morning.
- All bedrooms have built in wardrobes apart from bedroom 5 which could be turned into an office or media room.
- Laundry and workshop with optional office area that has glass sliding doors leading into the garden.
- Bedroom 5 could be also be used as an consultation room for home business as it is closest to the front door.
- Double garage with roller door & bonus wall shelving.

Property ID:	18195761
Property Type:	House
Building / Floor Area:	420
Garages:	2
Open Parking:	2

AGENT

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- Handy under stair shelved storage cupboard in living area.
- Solar hot water – generous 380 litres
- 875sqm property with a fully fenced back yard and established tropical gardens.
- 420m2 of living space which includes the veranda.
- Very friendly neighbourhood.
- Full irrigation watering system in gardens.
- Aluminium & timber front feature fencing.
- Cinnamon tree, Cuban Royal Palms, Poinciana tree, raised garden/veggie patch area in backyard.
- Ironbark timber stairs, Darwin Stringly Bark timber bi fold doors & New Guinea Rosewood in the Master en suite.
- Extra wide floorboards are made in Red Gum timber.
- In ground pebble stone pool with glass fencing & low energy pool pump; The pool equipment comes with the sale of the house.

Call either Renae, Kate or Travis and make an appointment to go through the home – you will be presently surprised!