

Sold



15 Dulku Close St, Port Douglas



## PRICE AND OPPORTUNITY COLLIDE.....MAKE ME AN OFFER TODAY!

This is it, a super neat and tidy home with all the features you would expect! Not to mention EXTREMELY motivated vendors who have left the price up to you to decide.....they want to sell immediately!

15 Dulku Close is nestled in the perfect cul de sac location in the new place to be... Port Pacific Estate, with quality homes all around you won't find a better place to call home or invest.

The property has been lovingly looked after from brand new by the original owners, and you need not do a thing but shift in and start living. This four bedroom, two bathroom home boasts not one but two living areas, plus a sizeable undercover area... all in all 223m2 under roof!

Split system air conditioners keep three of the four bedrooms and both living areas cool when required and the screened windows and wide double door entrance allow the prevailing breezes through at all other times.

The yard is adorned with a refreshing 7m x 5m in ground private swimming pool and has been set up with easy care gardens so as you can maximise

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	376
<b>Land Area</b>	640 m2
<b>Floor Area</b>	223 m2

### Agent Details

Callum Jones - 0437 981 195

### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
QLD 4877 Australia  
07 4099 5550



your down time and spend less of it behind a mower or on the tools. You certainly won't be tied to the garden every weekend, instead you can be enjoying all the Far North has to offer...

Close by is the Plantation Resort with a relaxed licensed Bar and Bistro, (which has become a local favourite), a 24 hour service station, the Palmer Sea Reef Golf Course, IGA Supermarket and if that's not enough Port Douglas is a short 5 minute drive or catch the local bus.

If you are looking for an investment property, this home should also be on the radar... with the rental market tightening and rents rising by the day this property would be snapped up by prospective tenants super quickly.....without question it could be let the day you settle and currently would achieve \$480+ per week.

This is great value for money in anyone's language and will sell fast, call me as soon as possible to arrange a private viewing.

At a glance:

- \* Four Bedroom's
- \* Two Bathroom's
- \* Two living areas
- \* Huge undercover entertaining
- \* Tiled throughout
- \* In ground swimming pool
- \* A/C to all but one room
- \* Easy care yard
- \* Neat as a pin
- \* Motivated vendors
- \* Priced to sell!

\$475,000

*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.*