

Sold



40 Esplanade St, Wonga Beach



## Exceptional Beachside Buying Opportunity....

An opportunity exists to purchase a fantastically maintained beachside property for under \$400,000!!!

That's right the sellers of this beautiful property are motivated and you could be the lucky buyer to benefit!

Located at Wonga Beach (just 25 minutes north of Port Douglas) the area offers not only a sleepy atmosphere but an almost deserted stretch of pristine white sand beach... right across the very quiet street.

The opportunity is for a laid back lifestyle and the most enviable position coupled with a price point that represents fantastic value should have sparked your interest already, but we are far from finished!

The solid two bedroom plus sleepout/office, two bathroom fully air-conditioned home has plenty of scope for the addition of at least one further bedroom by closing in the existing carport. As the carport is already under the roof line the additional room(s) can be completed in a very cost effective manner. Add value with a minimal expense!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	375
<b>Land Area</b>	728 m <sup>2</sup>

### Agent Details

Callum Jones - 0437 981 195

### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
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The block construction residence has a great open feel to the living area situated at the front of the home. The huge windows frame the extra-large pool and outdoor area perfectly also allowing an abundance of natural light and cross breezes in.

The two undercover outdoor zones (complete with outdoor kitchen poolside) are perfect spots for entertaining and dining... and set up ready for a sundowner or two right now.

Most recently used as a holiday rental the property has been in the same family for more than 40 years and is the family getaway. You might like to drive the property to its full potential as a holiday let, long term let or make this your permanent home the choice is yours...

With shops and boat ramps close by, the area's #1 primary school just around the corner, bus pick up to secondary school and the Daintree rainforest a short drive away this location is excellent for the fisherman, adventurer or those simply seeking a quieter paced & relaxed lifestyle.

Just remember this is a one of a kind opportunity, priced to sell at what just might be the very last beachside bargain in the shire... with Wonga Beach gathering real momentum and sales happening quickly, simply don't miss out on this one!

Features at a Glance:

- \* Two bedrooms with built in robes plus a sleepout/office
- \* Two bathrooms (inc. ensuite)
- \* Fully Air-conditioned and screened throughout
- \* 728m2 allotment
- \* No rear neighbour - mature trees and seasonal creek
- \* Huge in ground swimming pool with internal seating and spa
- \* Outdoor kitchen
- \* Attractive gardens, low maintenance
- \* Plenty of natural light
- \* Priced at only \$395,000
- \* Peaceful beachside position
- \* Great roadside privacy, with oversized frontage (1/2 Council land)

*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.*