

Sold

4/1 Pecten Ave 'Sailz', Port Douglas



## IT'S ALL ABOUT THE COCONUT TREES & 30 DEGREES!

Only 200 metres from the golden sands of Fourmile Beach the location could not be better for a residential apartment.

Situated on the first floor at the boutique style 'Sailz' complex, this roomy three bedroom apartment is a perfect way to get into the market or add to your portfolio. It isn't often that a property in this location can be snapped up at this price.

Upon entry the open plan living area awaits, a great sized kitchen, dining and lounge combine and flow through to the ample balcony overlooking the complex pool. The South easterly aspect and elevation collect the prevailing breezes providing natural climate control. The perfect place to sit and enjoy a tropical evening or keep an eye on the little ones while they cool down in the pool.

Beyond the living spaces are the three bedrooms, the master has direct access to the family sized bathroom - complete with a full sized bath tub. Each bedroom is complete with ceiling fans, built in robes and louver windows.

Currently cared for by top of the line tenants through until October of this year, be assured this apartment is in great hands. If you are looking to invest

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	591
<b>Land Area</b>	120 m2

### Agent Details

Callum Jones - 0437 981 195

### Office Details

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



you couldn't find a nicer family to look after the property for you.

Now, the location....the beach is just the beginning not only is there five eateries within a five minute walk, and world class Golf Course a couple of moments further...not only that there is a bus stop literally 1 minute around the corner. What more could you ask for?

Of course being in a well maintained complex there will be Body Corporate fees - here at Sailz the fees are extremely reasonable \$4,500 per annum.

If you are all about a well priced beachside hideaway, you must call today to inspect...it doesn't get any better than this!

#### At a Glance

- Three bedrooms
- Family bathroom
- Air conditioned living areas
- Tiled throughout
- Full Laundry
- Close to the beach and amenities
- 200 metres to Fourmile Beach
- First floor location
- Overlooking the complex pool
- Zoned residential - live in or rent out
- Body Corp fees \$4,500 per annum

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