

Sold



4 Allamanda St, Cooya Beach



## Beachside Opportunity just 10 mins north of Port Douglas

Just one property back from the esplanade and ideally the beach access path lies within 100m, where the sands of Cooya Beach await. On low tide you can make tracks out towards Port Douglas on the sand flats or on high tides stroll north towards the Mossman River mouth.

No.4 Allamanda offers plenty of features for the new owners, whether they be an investor or owner occupier. Loads of room for the family, dog lover, keen gardener or backyard cricket specialist... the fully fenced yard is enormous complete with grassed outfield and mulched garden surrounds.

Some of the features you will enjoy at 4 Allamanda

- Freshly paint inside and out
- As new tiles to wet areas
- As new kitchen benchtops and sink
- As new oven, stove top, range-hood, and dishwasher
- As new LED lighting and fans throughout
- As new fencing to the rear and side boundaries plus 450m2 of new buffalo/couch turf
- As new carpets in the three bedrooms and wardrobes

No.4 Allamanda is currently tenanted at \$430.00 per week until February

3 1 1 1 805 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	836
<b>Land Area</b>	805 m2

### Agent Details

Callum Jones - 0437 981 195

### Office Details

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2024. This home is perfect as a rental investment or as a place to live. With vacant land now starting from \$212,000 and upwards to over \$300,000, within the latest release of 'Ocean Breeze' Estate - this ready built home represents excellent value.

For those new to the area, Cooya Beach is the next beach north of Port Douglas a mere 10 minutes drive from the Port Douglas IGA turnoff. Within 6kms is the Mossman Township where you will find all essential services and schools. School buses pick up 40m from the front door of the home and there is a great day care centre just around the corner as well as a local boat ramp. Cooya is a safe and quiet beach-side hamlet that is popular with families and those working throughout the local area as well as retirees and even lock and leave owners.

Contact Callum Jones on 0437 981 195 or email

[callum@theagentportdouglas.com](mailto:callum@theagentportdouglas.com) to get full details or to arrange your inspection.

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