

Real Property Fact Sheet

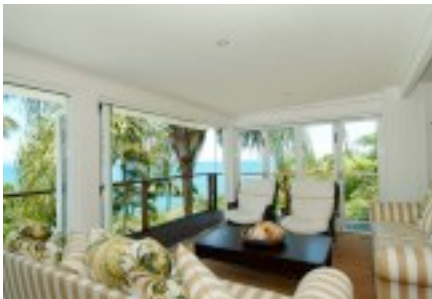
(Occasional Opportunity)

Port Douglas, North Queensland

Offered at 8,800,000.00 AUS Dollars



On the northern end of Flagstaff Hill lies a serenely beautiful residence, arguably one of the best positioned homes in tropical North Queensland with embracing architecture, landscape and environment.



The home consists of 4 bedrooms, 2 with ensuites and another full bathroom for guests. Each room is open to the ocean breeze with its elevated position and northerly aspect providing a clear 180 degree view across the Coral Sea stretching to the world heritage listed Daintree Rainforest. A spectacular private study adjacent to the main house with magnificent views to the north, including Snapper Island.

This ocean front home sits gently into the hillside and is surrounded by a landscape of established tropical plants. Spacious verandahs and a huge pool and entertaining area lead to a large manicured lawn which all combines to celebrate the sensuality of tropical living.



Past this entertaining area lies your own private walkway through a tropical landscape leading to a small beach in parkland. The lower floor of the home has its own lounge area where guests or children can relax away from adults entertaining upstairs. Each bedroom opens out onto the expansive deck and garden area, manicured to a level seldom seen in residential property.

The interior of this home has been constructed to the highest levels of craftsmanship and has been maintained to a standard that ensures it is as pristine today as when first built. The sophistication of the property, its position and surrounds ensure it can never be replicated and is therefore destined for those who appreciate the unique.

Property is managed by Coldwell Banker Barrier Reef Realty with a long-term tenant known as a reliable client for the last 7 years.

Investment Particulars:

Investment Horizon - 15 years +

Income - 7,3% annually

Capital Gains - anything in 10% range is possible.