



Villa 1 - *The Botanical Villa*
1 Rachel Carson Lane, Port Douglas

The Botanical Villa

Position in Estate

A standalone, nestled in a quiet corner of the estate, with a heightened sense of privacy and tranquillity.

The Feel

Similar to a boutique resort, it provides all the amenities and comforts that a large group would appreciate. In fact, you will find yourself completely engrossed in your own tropical paradise, forgetting all about the outside world.

The Design

From the gatehouse, the expansive botanical gardens and fish-filled frogpond set the 'Wow' theme for this villa.

Emanating a bright and breezy atmosphere, the sense of space is elevated by expansive glass panels that bathe the interior in an abundance of natural light, the windows showcasing the lush tropical gardens outside.

The design is idyllic, with the kitchen and dining area totally opening out to the outdoor living space and swimming pool on the northern side. Memories are made from intimate moments created in beautiful relaxed spaces like this, peaceful and private, with a mood of rest and relaxation, emersed with contemporary textures and finishes.

You can take your pick for master retreat, as there are two! Whether you prefer the upstairs suite with a balcony overlooking the gardens or the downstairs suite with direct access to the terrace and pool, both offer opulent robes and lavish ensuites. Two additional bedrooms upstairs share a generous bathroom.

Also on this level, another comfortably large, living-room space with balcony access and a dedicated office/games room with built-in desk and loads of natural light.

The lift near the entry is genius, convenient for luggage and those less mobile. A full size laundry, a powder-room, a single car garage with space for two additional vehicles and oodles of storage space, you'll want for nothing in this very special garden villa.

Highlights

- Large 420sqm allotment
- 2 Large master suites
- 2 Separate living room areas
- Broad colourful gardens and additional space on either side
- Shaded pool gazebo
- Covered outdoor living area bringing everyone together
- Elegant Smartstone Tundra Grigio honed benchtops in the kitchen, bathrooms, and laundry areas
- Four spacious bedrooms, 2 with walk-in robes and private ensuites
- Contemporary textural finishes, elegant stone, kit-kat tiles, gorgeous tapware
- Genuine Oak timber floors on ground level and luxurious pure wool carpets upstairs
- High-end appliances for modern convenience
- Fully insect screened for comfort
- Stylish furniture package, décor, and kitchenware all included
- Electronic blinds and stylish window furnishings
- Architectural lighting inside and out
- Lush tropical landscaping
- Low maintenance artificial lawn
- Side access for pool and garden maintenance
- Pet friendly, bring your pooch!
- Space for 2 additional vehicles on title

Standout Attribute

The corner positioning offers this standalone villa a fabulously large garden space, suitable for pets and large groups.

SALE PRICE: \$3,850,000

Bedrooms: **4** Bathrooms: **3.5** Car: **1+**

Lot Size: **420sqm** Internal Living: **260sqm**

Pool: **13sqm**

Council Rates: **\$3,114pa**

Body Corporate: **\$5,608pa**





**Lot 1 Villa
Ground Level**

Name	Area
INTERNAL AREA	
Garage	24 m ²
Living	22 m ²
Dining	23 m ²
Stair	5 m ²
Kitchen	19 m ²
Lift	2 m ²
Bed 1	12 m ²
Bed 1 Walk-In-Robe	7 m ²
Bed 1 Bath	8 m ²
WC	2 m ²
Laundry	7 m ²
Corridor	11 m ²
Ground Level Total	142 m²
Patio	35 m ²
Pool	21 m ²

Level 1

Name	Area
INTERNAL AREA	
Bath	7 m ²
Bed 3	15 m ²
Bed 4	14 m ²
Lift	2 m ²
Living L1	23 m ²
Corridor L1	11 m ²
Bed 2	13 m ²
Bed 2 Walk-In-Robe	9 m ²
Bed 2 Ensuite	9 m ²
Stair L1	6 m ²
Study Nook	9 m ²
Level 1 Total	118 m²
Balcony	16 m ²



Villa 1 - Ground Floor

Lot 1 Villa

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About The Region

Port Douglas is a charming coastal town nestled along the picturesque Coral Sea in the tropical region of far north Queensland, Australia. This idyllic destination has earned its reputation for being a haven of beachfront resorts and a gateway for exploring two natural wonders: the Great Barrier Reef, the world's largest and most magnificent coral reef system, and the lush and biodiverse Daintree National Park, which is a sanctuary for ancient rainforests.

Start your day with the breathtaking vistas of the Mirage Golf Course and the majestic rainforest-clad mountains as your backdrop. Dive into the crystal-clear waters of the reef for a snorkelling adventure or join one of the numerous reef boats for a fishing expedition. Embark on exhilarating hikes and nature trails or opt for a leisurely bike ride along the dedicated lanes leading to Macrossan Street.

For those seeking a more relaxed pace, partake in the local tradition of sunrise or sunset beach strolls. Indulge in fine dining experiences in town at renowned establishments like Sassi's La Cucina, Nautilus and Salsa Bar & Grill, or savour a laid-back brunch at picturesque St Crispins Café which resides within the Escape precinct.

As you stroll through the heart of Port Douglas, you'll discover Macrossan Street, a vibrant thoroughfare adorned with an array of boutique shops and enticing restaurants. It's the perfect place to indulge in some retail therapy or savour delectable cuisine from around the world. This lively street captures the essence of the town's laid-back yet sophisticated atmosphere.

The Douglas Shire depends mainly on tourism and welcomes an average of 426,000 overnight visitors and 262,000 day visitors each year, generating \$574 million while supporting over 2,500 jobs. Douglas is home to over 12,000 residents, with almost 60% living in the two main population centres of Port Douglas and Mossman. Port Douglas is the tourist gateway to the region, while Mossman is the administrative, health, industrial and agricultural hub. In the 2021 census, Port Douglas itself had a population of 5,582 people.

Port Douglas, with its unique blend of natural beauty, cultural charm, and outdoor adventures, is a remarkable destination that beckons travellers, investors and residents from all walks of life.

Sales Agent



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STAGE 3 4 BEDROOM / 2 LIVING FURNISHINGS










STAGE 3 4 BEDROOM / 2 LIVING FURNISHINGS			
		<p>THE ESCAPE COLLECTION Port Douglas</p> <hr/> <p>ESCAPE <i>Villas</i></p>	
	<p>Villa 1 Escape Villas Rachel Carson Lane Port Douglas</p>		
Quantity	Description	Image	Quantity
1	Lounge	Sidney Fold 3 Seater Sofa Barley/Natural SOF-SID-FLD3S-BRLY/NA	
1	Occasional Chair	Sidney Fold 1 Seat Sofa Barley/Natural SOF-SID-FLD1S-BRLY/NA	
1	Occasional Chair	Roy Cocoon Chair in Camel	
1	rug	Tuscan Arezzo Sisal rug, edge binding with regal cushion underlay and stain protection 3.2m x 2.5m	
1	Entertainment console	Benjamin Ripple Entertainment Unit Ash TV-BEN-RIP-NA	
1	Coffee table	Elsie Coffee Table - Natural Travertine - Natural Ash	









1	Side table	Elsie Side Table - Natural Travertine - Natural Ash	
1	Stool	Reine Stool Greene	
6	Cushions	Scatter Cushions	
1	TV	SAMSUNG 65LS03 FRAME QLED 4K with Beige Frame	
1	Artwork	Enchanted Forest Bird I - canvas print framed	
1	Artwork 3	Black Mountain canvas print by Chrissie McLaughlin - framed	
1	Bench Seat	Anchor Bench Seat Natural BEN-ANCHOR-LG-NALO/NAT	
1	Art work	Wall decoration	
1	Entrance side table	Isla Side Table - White Speckle - Natural Teak	








1	Entrance Outdoor Chair	Granada Butterfly Occasional Chair White	
1	Decorative accessories		
Dining			
1	Dining table	Ethnicraft Bok 8 seater Dining Table - Oak DT-ETH-BOK-8S	
8	Dining chairs	Tolv Inlay Dining Chair Black CH-TOLV-INLAY-ARM-BKON	
1	Art work above Buffet	FLORAL SUBJECT I canvas print framed	
1	Buffet	Benjamin Ripple Buffet - Ash BUF-BEN-RIP-NA	
1	Lamp	Gaios Table Lamp Volcanic Verde	
1	Decorative accessories		
Kitchen			
3	Bar Stools	Edgard Outdoor Stool Colour Old Lace	






1	Occasional Chair	Malawi Chair with seat cushion and scatter	
1	Fridge	Fisher & Paykel RF522ADUB5 79cm French Door Black SS Ice/ water	
1	Washing Machine	Fisher & Paykel WH8560P3	
1	Dryer	Fisher & Paykel DH8060P3	
1	Stacking Kit	Fisher & Paykel	
GF Bed 1			
1	King Bed ensemble	KNIGHTSBRIDGE PLUSH KING ENSEMBLE 125mm Glides; base upholstered in Myrtle	
1	King bed head	Custom Made Beadhead in Naturama Spa	
1	Art work	Early Rains Southedge - Sue Wilkie - print under glass framed	
1	Artwork	Coastal Artwork - original on board Jacqueline Joosen	
1	Art work on side wall	Island Girl with Flowers - Ray Crooke - Limited Edition canvas print framed	
2	Cushions	Scatter Cushions	







1	Bedroom chair	Malawi Chair with scatter	
1	Bed package to suit Bed configuration including Quiltcover, pillowcases, fitted and flat sheets		
4	Pillows & pillow protectors		
1	Mattress protector/topper		
1	Linen Valance		
1	Bed Throw		
1	Bathroom Chair	Malawi Chair with Seat cushion	
1	Bathroom towel package for whole villa		
8	Pool towel allowance		
Upstairs Living			
1	Lounge	Vittoria Mia 2 Seater Right Arm Sofa	
1	Chaise	Vittoria Mia Left Chaise Sofa	
1	Occasional Chair	Anchor Occasional Chair White	

1	Entertainment console	Willow Curve Entertainment Unit in Nat Teak TV-WILLOW-CRV-NTK	
1	Coffee table	Isla Coffee Table Warm Sand CTO-ISLA-WSND-NTK	
1	Console	Merricks Oval console CONS-MERR-OV-NA/BK	
1	Lamp	Kadek Table Lamp Grey	
1	Ottoman	Adele Boucle Ottoman Sage	
1	Artwork	Mount Panorama Garden - Chrissie McLaughlin - canvas print framed	
1	Artwork above stairs	Coastal Impressions - Tania Heben - canvas print framed	
1	TV	SAMSUNG 75LS03 FRAME QLED 4K with Beige Frame	
5	Cushions	Scatter Cushions	
1	Office Chair	Norah Office chair in Copeland col. Birch	

1	Desk Lamp	Sorrento lamp Bronze & White Marble	
1	Art work	Three Palms - Chrissie McLaughlin - canvas print framed	
Bed 3			
2	King Single Bed ensemble	KNIGHTSBRIDGE PLUSH KING SINGLE ENSEMBLE 125mm Glides; base upholstered in Myrtle	
1	King bed head Long	Custom Made Beadhead in Naturama col Surf	
1	Bedside Tables	Artie Wave Bedside in SIDE-ART-WAV-SM-SGM	
1	Bed side lamp	Lorne Urn Table Lamp Crater White	
1	Artwork	Bismark - Chrissie McLaughlin - Framed Print	
1	Art work 2	Bismark mirror image Chrissie McLaughlin - Framed Print	
1	Mirror	Newport Mirror White	

1	Stool	Laguna Cross Stool	
1	Stool	Granada Hourglass Side Table - White Fleck	
2	Cushions	Scatter Cushions - Tangier Fresh Azure	
1	Bed package to suit Bed configuration including Quiltcover, pillowcases, fitted and flat sheets		
4	Pillows & pillow protectors		
1	Mattress protector/topper		
1	Linen Valance		
2	Bed throws		
Master Bedroom / 2			
1	King Bed ensemble	KNIGHTSBRIDGE PLUSH KING ENSEMBLE 125mm Glides; base upholstered in Myrtle	
1	King bed head	Custom Made Beadhead in Climbing Niagara	
1	Bedroom chair	Avalon Occasional Chair White with black legs	
1	Artwork	Blue Leaves by Chrissie McLaughlin framed artwork	
1	Artwork 2	Floral Subject IV - canvas print framed	

3	Cushions	Scatter Cushions custom made	
1	Bed package to suit Bed configuration including Quiltcover, pillowcases, fitted and flat sheets		
4	Pillows & pillow protectors		
1	Mattress protector/topper		
1	Linen Valance		
1	Bed Throw		
1	Bathroom Chair	Malawi Chair with Seat cushion	
2	Outdoor Occasional Chairs		
2	Outdoor Cushions	Outdoor Scatter Cushions	
Bed 4			
1	Queen Bed Ensemble	KNIGHTSBRIDGE PLUSH QUEEN ENSEMBLE 125mm Glides; base upholstered in Myrtle	
1	Queen Bedhead	Custom Made Beadhead in Riding Colour Dove	
2	Bedside Tables	Artie Wave Bedside Power Blue	
1	Mirror	Newport Mirror Black	

1	Stool	Laguna Cross Stool	
1	Artwork	Blue Leaves II print by Chrissie McLaughlin - framed	
2	Bed side lamp	Checo Table Lamp	
1	Bed package to suit Bed configuration including Quiltcover, pillowcasses, fitted and flat sheets		
4	Pillows & pillow protectors		
1	Mattress protector/topper		
1	Linen Valance		
1	Bed Throw		
Patio living			
1	3 seater sofa	Wicked 3 Seater Sofa in White/Natural with base and back cushions	
2	Arm chairs	Wicked 1 Seater in White/Natural with base and back cushions	
1	Coffee table	Wicked Coffee Table White Natural	
4	Outdoor Cushions	Custom made outdoor scatter cushions	
Pool area			

2	Sunloungers	Pier Sleigh Sunbed White	
1	Side table	Granada Hourglass Side Table - White Fleck	