



Villa 11 - *The Ultimate* 5 Bedroom Lagoon Villa
1 Rachel Carson Lane, Port Douglas

Queensland | **Sotheby's**
INTERNATIONAL REALTY

The Ultimate - 5 Bedroom Lagoon Villa

Position in Estate

On the Lagoon side, villa 11 provides panoramic 180-degree vistas encompassing lush palm trees, the Mirage Golf Course, Dickson's Inlet waterways, and the rainforest covered mountains leading to Mossman Gorge.

The Feel

The Escape Collection Villa 11 is the best of the best! Offering a luxurious tropical living experience, this bespoke designed villa sets the new benchmark in Port Douglas. In fact, there's nothing that compares anywhere in Far North Queensland.

The Design

This is the ultimate Escape Villa. With up to 7 bedrooms, or 5 bedrooms with additional rooms to use as an office, gym, nanny's room or a theatre room.

The salt water pool is of generous proportions, nestled within lush, tropical gardens. Also enjoying the beautifully landscaped environment is a large, covered, outdoor living space, which then blends with the interior as walls simply fold away, opening the outside in and the inside out. Just the way you like it in the tropics!

Genuine Oak timber floors are plush underfoot, they create a relaxed, yet sophisticated coastal vibe the second you open the front door. Curved walls are a sensual touch, while the lounge area offers a cosy atmosphere with an impactful panelled ceiling. The void above the dining area also adds a breathtaking element to the space. The open plan living/dining/kitchen area also enjoy uninterrupted views. There is guest toilet on the ground floor. Additionally, the property boasts two large master suites, each featuring glamorous walk-in robes and luxurious ensuites.

With the added advantage of a lift, this home will suit all ages. There are numerous storerooms and cupboards and a double car garage. No detail has been overlooked in the clever design of this one-of-a-kind masterpiece. The quality of craftsmanship is of the highest order.

Highlights

- Breathtaking views from two levels
- Spacious 37sqm saltwater swimming pool for relaxation and entertainment
- Covered outdoor living area seamlessly connecting to the indoors and pool
- Convenient lift access, perfect for the elderly and handling luggage
- Two luxurious master suites with balconies, walk-in robes, and private ensuites
- Stylish and functional contemporary kitchen design
- Expansive bi-folding kitchen window with a serving counter, framing the stunning views
- Elegant stone benchtops in the kitchen, bathrooms, and laundry areas
- Open-plan layout with soaring vaulted ceilings
- Architectural lighting enhancing the ambiance
- Fully insect screened for comfort
- Top-of-the-line appliances for modern convenience
- Included exquisite furniture package, décor, and kitchenware for a turnkey experience
- Multiple storage rooms and cupboards for organization and convenience.

Standout Attribute

Large living with unrivalled views, flawlessly designed in every aspect. This villa has to be seen in person to truly appreciate it's beauty.

SALE PRICE: \$4,900,000

Bedrooms: 5+ Bathrooms: 4 Car: 2

Lot Size: 557sqm Internal Living: 374sqm

Pool: 37sqm

Council Rates: \$3,680pa

Body Corporate: \$11,300pa







Lot 11 Villa

Ground Level

Name	Area
INTERNAL AREA	
Garage	38 m ²
Entry + Stair	22 m ²
Dining	27 m ²
Living	29 m ²
Kitchen	17 m ²
Corridors	8 m ²
Bed 1	16 m ²
Bath	12 m ²
Laundry	6 m ²
Study/ Media	10 m ²
WC	2 m ²
Ground Level Total	187 m²
Patio	54 m ²
Pool	37 m ²

Level 1

Name	Area
INTERNAL AREA	
Bath	8 m ²
Bed 2	13 m ²
Bed 3	13 m ²
Bed 4	21 m ²
Bed 4 WIR	6 m ²
Bed 4 Ens	10 m ²
Lift	2 m ²
Cupboard	2 m ²
Corridors	28 m ²
Master Bed	21 m ²
Master Ensuite	7 m ²
Master Walk-In-Robe	6 m ²
Void	35 m ²
Study	13 m ²
Level 1 Total	187 m²
Balconies	14 m ²



Villa 11 - Ground Floor

Lot 11 Villa

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Villa 11 - Level One

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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THE ESCAPE COLLECTION
Port Douglas

ESCAPE
Villas

Villa 11 Escape Villas
Rachel Carson Lane
4-10 Escape Street
Port Douglas

Furniture and soft furnishings

Description	Product	Image
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Living & Entry

2

Lounge sofa

Felix Arc 4 seater sofa



1

Side table

Elle round side table Matt Black



1

Coffee Table set of 2

Elle Round Nest Matt Black

















1







Side board

Willow Curve buffet Natural









1	Table lamp	Singita Coral hand made ceramic base with linen shade	
1	Rug	Tuscan Arezzo sisal with underlay	
1	Mirror	Leopold Round Mirror Natural Ash (100cm d)	
1	Entertainment console	Benjamin Ripple Natural Ash	
8	Cushions	Various plain and patterned	
2	Throw blankets	Weave Solano Onyx 125cm x 150cm	
1	TV	Samsung Art TV 85" with Oak Frame	






1	Artwork entry	Chrissie McLaughlin 'Spring Creek Green' 1550 h x 1000w canvas print framed in Oak	
1	Entrance console	Merricks Oval console	
1	Decorative accessories	Various ceramic items	
2	Door mats	Copper frame with black rubber inserts (1 in garage)	
Dining Area			
1	Dining table	Benjamin ripple dining table	
10	Dining chairs	Granada Scoop Natural with Licorice Legs	
1	Rug	Tuscan Arezzo sisal with underlay	
1	Artwork above dining table	Chrissie McLaughlin 'Pandanus' canvas print in framed in Oak 1000x1000	




1	Art work dining area	Ross Cummins 'Mangroves' black and white original art work framed in back timber	
1	Buffet	Artie Buffet natural	
2	Lamps	Lorne Globe Table Lamp white	
1	Decorative accessories	Various ceramic items	
Kitchen			
2	Stools in kitchen	Tolv Figura Barstool Light Oak	
1	Art work adjacent to kitchen	Colour Melody II print under glass framed in Oak	
1	Fridge	Fisher & Paykel RF522ADUB5 79cm French Door Black SS Ice/water	





1	Kitchen package - fully equipped	Including plates, bowls, mugs, cutlery, utensils, glass ware, pots, pans, bakeware, coffee machine, kettle, toaster, tea towels, serving dishes.	
Laundry			
1	Washing Machine	Fisher & Paykel WH8560P3	
1	Dryer	Fisher & Paykel DH8060P3	
1	Stacking Kit	Fisher & Paykel	
1	Laundry package - fully equipped	Including iron, ironing board, basket, pegs, clothes drying rack, pool towels, bath towels, bath mats, hand towels, face cloths	





1	Art work	Original 'Lessons with Rhonda' Debbie Browning framed under ultra view glass	
Bedroom 1 (downstairs)			
1	King Bed ensemble	KNIGHTSBRIDGE PLUSH KING Zipped Single ENSEMBLES 125mm Glides; base upholstered Linen	
1	King bed head	Custom made bed head in Abbas col. Amazon 1900 w 1400 h	
2	Bed side tables	Benjamin Ripple natural	
2	Bed side lamps	Lorne Globe Table Lamp white	
1	Art work	Floral Subject I print on Canvas 860 x 860 framed in Woodland Natural	
3	Cushions	Plain, various sizes	

1	Mirror	Leopold Round Mirror Black (100cm d)	
1	Stool	Laguna woven stool with cross over legs under dressing table	
1	Bed throw	Hale Mercantile 'Flocca' throw colour Sable	
1	Bedroom chair and decorative cushion	Kennedy Wrap swivel occasional chair	
1	Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.		






Ground floor Chef's bedroom/ study/media			
1	King Single Bed ensemble	KNIGHTSBRIDGE PLUSH KING SINGLE ENSEMBLE 125mm Glides; base upholstered col. Linen	
1	Bedside table	Artie Open Bedside colour Putty	
1	Bed side lamp	Lorne Totem Table lamp	
1	Entertainment console	Benjamin Entertainment Unit colour Natural Ash	
1	Artwork	Shoreline Abstract VI framed under glass 82cm x 63cm	
3	Cushions	Various plain and patterned	


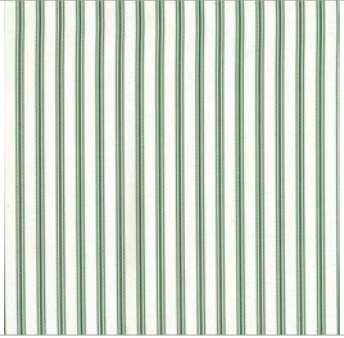


1	Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.		
Level 1 Study			
1	Desk	Benjamin Ripple Desk Natural	
1	Office Chair	Cooper Office Chair Royal Tweed	
1	Table lamp	Lorne Urn table lamp	




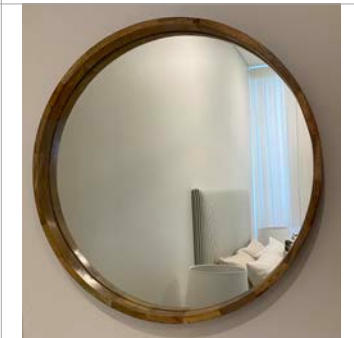

2	Art works	Palm Sillhouette framed in Oak	
Master Bedroom - Left			
1	King Bed ensemble	Sealy KNIGHTSBRIDGE PLUSH KING ENSEMBLE 125mm Glides; base upholstered col. Linen	
1	Custom made bed head	Custom made bed head in Plymouth Marble 1900 w x 1400h in	
2	Bed side tables	Oberon Crescent Marble bedside	
2	Bed side lamps	Lorne Ball table lamp black base and linen shade	





1	Bedroom chair	Kennedy Wrap swivel occasional chair	
1	Artwork	Chrissie McLaughlin 'Cape Tribulation' 750 x 750 Canvas print framed in Oak	
3	Cushions	Various plain and patterned	
1	Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.		
Balcony L Master			
2	Arm chairs	Loop Dining Armchair White	






1	Side table	Loop Side Table White	
Master Bedroom - Right			
1	King Bed ensemble	Sealy KNIGHTSBRIDGE PLUSH KING ENSEMBLE 125mm Glides; base upholstered col. Linen	
1	Custom made bed head	Custom made curved bed head in Calverton Seaglass 1900 w x 1400h in	
2	Bed side tables	Windsor bed side tables in Natural Ash	
2	Bed side lamps	Lorne Canopy Table lamp	
1	Bedroom chair	Delilah Occasional chair in Navy Velvet	








1	Side table	Elle round side table Matt Black	
1	Artwork	Chrissie McLaughlin 'Dickson Inlet' canvas print 850w x 700 h	
1	Art work	Chrissie McLaughlin 'Three Trees Dreaming' canvas print framed in Oak 900 w x 1200 h	
3	Cushions	Various plain and patterned	
1	Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.		
Balcony R Master			
2	Arm chairs	Loop Dining Armchair White	

1	Side table	Loop Side Table White	
Bedroom 3 rear Level 1			
	King Bed ensemble	Sealy KNIGHTSBRIDGE PLUSH KING ENSEMBLE 125mm Glides; base upholstered col. Linen	
	Custom made bed head	Custom made bed head in Calverton Evergreen1900 w x 1400h in	
2	Bed side tables	Oberon Crescent bedside tables in white	
2	Bed side lamps	Lorne Urn table lamp grey with white shade	

3	Cushions	Various plain and patterned	
1	Bed throw	Hale Mercantile 'Flocca' throw colour Sable	
1	Stool	Aurora Stool in grey	
1	Mirror	90cm timber frame	
1	Art work	'Hidden Jewel' by Janet Morris canvas print drop box frame in Oak	
	Accessories	Various ceramic items	

1	Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.		
Bedroom 4 rear Level 1			
	King Single Bed ensemble	Sealy KNIGHTSBRIDGE PLUSH KING SINGLE ENSEMBLE 125mm Glides; base upholstered col. Linen	
1	Bedside table	Artie Open Bedside colour Putty	
1	Bed side lamp	Lorne Totem Table lamp	
1	Occasional chair	Avalon occasional chair Autumn Sage with black legs	
2	Cushions	Various plain and patterned	

1	Stool	Aurora Stool in Sage	
1	Mirror	90cm black	
1	Art work	'Glass Out' by Janet Morris printed canvas in drop box Oak frame	
1	Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.		
Level 1 Hallway			
1	Art work	'Pandanus Dreaming' canvas print framed by Chrissie McLaughlin	
Patio Living Downstairs			
2	3 seater sofas	Lucy sofas with connectors. Cushions to suit	

1	Coffee table	Lucy Coffee Table	
1	Ottoman	Lucy Ottoman with cushion to suit	
4	Scatter cushions	Outdoor fabric cushions	
4	Bar Stools	Edgard Outdoor Stool Colour Old Lace	
Pool Area			
2	Sunloungers	Lucy Sunloungers with cushions to suit	
1	Side table	Lucy Side table small	
2	Arm chairs	Lucy occasional chair with cushions to suit	
2	Foot stools	Lucy foot stools	