



Villa 16 - *4 Bedroom Lagoon Villa*  
1 Rachel Carson Lane, Port Douglas

Queensland | **Sotheby's**  
INTERNATIONAL REALTY

## *4 Bedroom Lagoon Villa*

### **Position in Estate**

With privileged end position, this is the very first villa on the lagoon side of the complex, 140 degree tropical views across the Mirage Golf Course and beyond to Mossman Gorge.

### **The Feel**

As you step inside, your eyes are immediately drawn through the villa to the breathtaking vistas of the Golf Course and majestic mountains in the distance. The exquisite finishes and features radiate a sense of refined charm and sophistication, from the tactile sisal wallpaper and plush pure wool carpet on the stairway and bedrooms, to the detailed VJ panelled ceiling above the lounge area and the graceful, curved accents add an architecturally organic element to the space.

### **The Design**

Imagine the magic of the long bi-folding window in the kitchen, effortlessly extending out to a stylish servery/pool-bar. The living space takes it a step further with walls that open up completely, creating a harmonious flow between the indoors and outdoors. To top it off, cleverly designed retractable insect screens are fitted to all openings - a practical solution to tropical living, yet discreetly hidden when not in use.

This villa boasts a spacious pool with elegant curves and internal seating, offering more than just a typical plunge pool experience. Surrounded by mature trees, the property provides a perfect blend of sunny spots and shaded areas for relaxation. Additionally, an undercover alfresco lounge area offers a generous outdoor living space.

The captivating views from the kitchen may prove to be a distraction, making it challenging to focus on tasks at hand. However, you will appreciate the luxurious features including premium stone benchtops, a spacious pantry, abundant storage with deep and shallow drawers, overhead cupboards, high-quality appliances, and a stunning curved finger tile corner bench.

As you step into the opulent master suite, your eyes are immediately drawn to the expansive glass sliding doors that lead to the balcony, offering breathtaking views that are both serene and tropical. The king-size suite boasts a walk-through wardrobe leading to a luxurious ensuite with double basins. The ambiance is enhanced by electronic blinds, elegant sheer curtains, and a beautifully panelled high ceiling, creating a perfect blend of luxury and comfort.

Not only does the upstairs master suite offer luxury, but another upstairs bedroom boasts its own ensuite, while a third bedroom conveniently features an adjacent bathroom. Downstairs, the fourth bedroom also enjoys the convenience of an adjacent bathroom, ensuring comfort and privacy for everyone.

## Highlights

- Incredible vista from two levels
- Spacious saltwater swimming pool with curved detail
- Covered outdoor living area seamlessly connecting to the indoors and pool
- Four spacious bedrooms, 2 with walk-in robes, and private ensuites
- Stylish and functional, contemporary kitchen design
- Expansive bi-folding kitchen window with a serving counter, framing the views
- Elegant stone benchtops in the kitchen, bathrooms, and laundry areas
- Architectural lighting enhancing the ambiance
- Fully insect screened for relaxed comfort
- High-end appliances for modern convenience
- Exquisite furniture package, décor, and kitchenware all included
- Lush tropical landscaping
- Low maintenance artificial lawn
- Side access for pool and garden maintenance
- 2 additional carparks beside the villa

## Standout Attribute

First villa on the Lagoon side, closest to the café. Being a corner position, it has a private cocoon feel with incredible views.

**SALE PRICE: \$3,850,000**

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

**Lot Size: 390sqm Internal Living: 254sqm**

**Pool: 13sqm**

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

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







**Villa Type A - Lot 17**  
Ground Level

Name	Area
<b>INTERNAL AREA</b>	
Garage	20 m <sup>2</sup>
Entry	13 m <sup>2</sup>
Stair	5 m <sup>2</sup>
Laundry	1 m <sup>2</sup>
Dining	27 m <sup>2</sup>
Living	19 m <sup>2</sup>
Bath	9 m <sup>2</sup>
Bed 1	14 m <sup>2</sup>
Kitchen	19 m <sup>2</sup>
<b>Ground Level Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Patio	27 m <sup>2</sup>
Pool	15 m <sup>2</sup>

**Level 1**

Name	Area
<b>INTERNAL AREA</b>	
Stair	6 m <sup>2</sup>
Corridor	16 m <sup>2</sup>
Bed 2	17 m <sup>2</sup>
Bath	7 m <sup>2</sup>
Master Bed	19 m <sup>2</sup>
Master Ensuite	8 m <sup>2</sup>
Master WIR	5 m <sup>2</sup>
Bed 3	14 m <sup>2</sup>
Bed 3 Ensuite	8 m <sup>2</sup>
Bed 3 WIR	9 m <sup>2</sup>
Void	18 m <sup>2</sup>
<b>Level 1 Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Balcony Master	7 m <sup>2</sup>
Balcony Bed 3	4 m <sup>2</sup>



**Villa Type A - Lot 16**  
Ground Level

Name	Area
<b>INTERNAL AREA</b>	
Garage	20 m <sup>2</sup>
Entry	13 m <sup>2</sup>
Stair	5 m <sup>2</sup>
Laundry	1 m <sup>2</sup>
Dining	27 m <sup>2</sup>
Living	19 m <sup>2</sup>
Bath	9 m <sup>2</sup>
Bed 1	14 m <sup>2</sup>
Kitchen	19 m <sup>2</sup>
<b>Ground Level Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Patio	27 m <sup>2</sup>
Pool	15 m <sup>2</sup>

**Level 1**

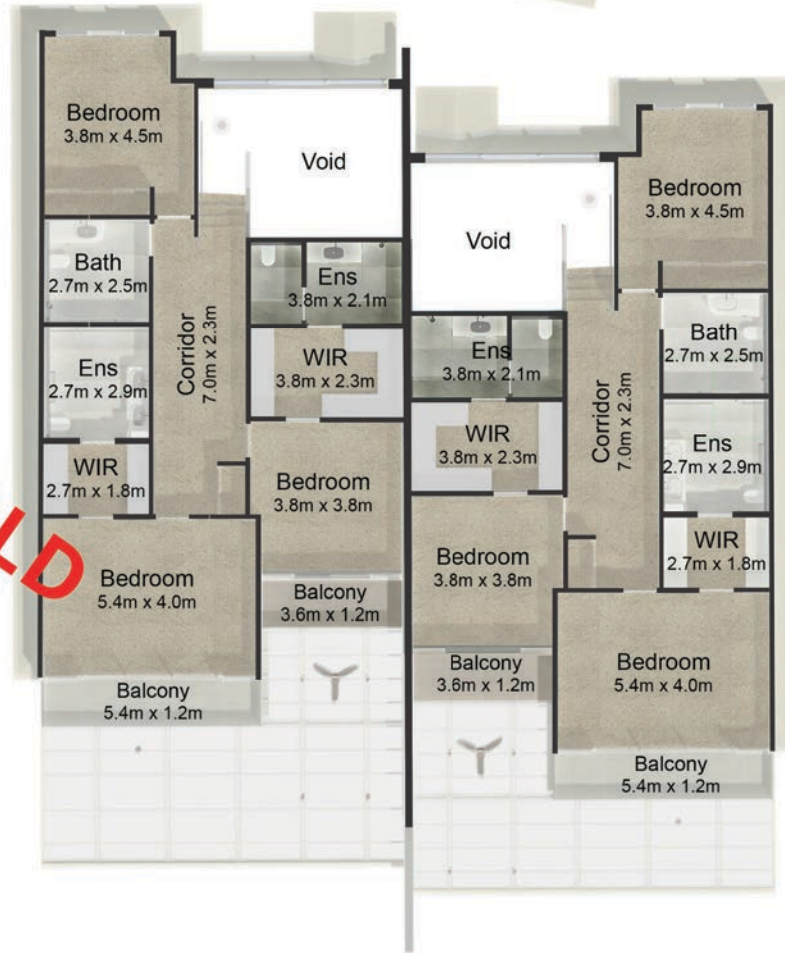
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Stair	6 m <sup>2</sup>
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Bath	7 m <sup>2</sup>
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<b>Level 1 Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Balcony Master	7 m <sup>2</sup>
Balcony Bed 3	4 m <sup>2</sup>

**Villa 16 - Ground Floor**

**Villa Type A - Lot 17**  
Ground Level

Name	Area
<b>INTERNAL AREA</b>	
Garage	20 m <sup>2</sup>
Entry	13 m <sup>2</sup>
Stair	5 m <sup>2</sup>
Laundry	1 m <sup>2</sup>
Dining	27 m <sup>2</sup>
Living	19 m <sup>2</sup>
Bath	9 m <sup>2</sup>
Bed 1	14 m <sup>2</sup>
Kitchen	19 m <sup>2</sup>
<b>Ground Level Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
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Pool	15 m <sup>2</sup>

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Corridor	16 m <sup>2</sup>
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Master Bed	19 m <sup>2</sup>
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Bed 3 Ensuite	8 m <sup>2</sup>
Bed 3 WIR	9 m <sup>2</sup>
Void	18 m <sup>2</sup>
<b>Level 1 Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Balcony Master	7 m <sup>2</sup>
Balcony Bed 3	4 m <sup>2</sup>



**Villa Type A - Lot 16**  
Ground Level

Name	Area
<b>INTERNAL AREA</b>	
Garage	20 m <sup>2</sup>
Entry	13 m <sup>2</sup>
Stair	5 m <sup>2</sup>
Laundry	1 m <sup>2</sup>
Dining	27 m <sup>2</sup>
Living	19 m <sup>2</sup>
Bath	9 m <sup>2</sup>
Bed 1	14 m <sup>2</sup>
Kitchen	19 m <sup>2</sup>
<b>Ground Level Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Patio	27 m <sup>2</sup>
Pool	15 m <sup>2</sup>

Name	Area
<b>INTERNAL AREA</b>	
Stair	6 m <sup>2</sup>
Corridor	16 m <sup>2</sup>
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Bed 3 WIR	9 m <sup>2</sup>
Void	18 m <sup>2</sup>
<b>Level 1 Total</b>	<b>127 m<sup>2</sup></b>
<b>EXTERNAL AREA</b>	
Balcony Master	7 m <sup>2</sup>
Balcony Bed 3	4 m <sup>2</sup>

Villa 16 - 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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			<p>THE ESCAPE COLLECTION Port Douglas</p> <p><b>ESCAPE</b> <i>Villas</i></p>
	<b>Villa 16</b> Escape Villas		
	Rachel Carson Lane		
	4-10 Escape Street		
	Port Douglas		
	<i>Furniture and soft furnishings</i>		
	<b>Description</b>	<b>Product</b>	<b>Image</b>
<b>Living &amp; Entry</b>			
1	<b>Lounge sofa</b>	Vittoria Mia 2s Left arm Oat Boucle	
1	<b>Lounge sofa</b>	Vittoria Mia 2s Right arm Oat Boucle	
1	<b>Coffee Table</b>	Boomerang nest of two coffee tables Dark Brown Mahogany	
2	<b>Occasional chairs</b>	Roy Cocoon Camel with black legs and Linen cushion	
1	<b>rug</b>	Tuscan Arezzo sisal with underlay	
1	<b>Side table</b>	Amara Pebble Side Table Brown vein marble	
1	<b>Entertainment console</b>	Hunter Console 1800 w	








8	<b>Cushions</b>	Various plain and patterned	
1	<b>Throw blanket</b>	Weave 125cm x 150cm	
1	<b>TV</b>	Samsung Art TV 75" with Oak Frame	
1	<b>Artwork entry</b>	Chrissie McLaughlin 'Spring Creek Green' 1550 h x 1000w canvas print framed in Oak	
1	<b>Bench Seat</b>	Anchor Bench Seat in Natural	
1	<b>Art work above entry console</b>	Ray Crooke canvas print with black frame 'Island Church' 750w x 535 h	
1	<b>Lamp</b>	Capri Table Lamp white marble and brass	
1	<b>Entrance console</b>	Merricks Oval console	
1	<b>Decorative accessories</b>	Various ceramic items	
2	<b>Door mats</b>	Copper frame with black rubber inserts	
<b>Dining</b>			

1	<b>Dining table</b>	Huxley Dining Table 2200 long in Oak	
8	<b>Dining chairs</b>	Granada Scoop Natural with Licorice Legs	
1	<b>Artwork opposite dining table</b>	Chrissie McLaughlin 'Pandanus' canvas print in framed in Oak 1000x1000	
1	<b>Buffet</b>	Hunter Buffet 1800mm	
1	<b>Lamp</b>	Singita Coral hand made ceramic base with linen shade	
1	<b>Mirror</b>	Leopold Round Mirror Black 100cm	
1	<b>Decorative accessories</b>	Various ceramic items	
1	<b>Art work adjacent to kitchen</b>	Chrissie McLaughlin 'Cape Tribulation' canvas print framed in Oak 750 w x 750 h	
1	<b>Art work in kitchen</b>	Danielle Piat 'Island Girl' print framed in Oak under glass	

Table 1-1










1	<b>Fridge</b>	Fisher & Paykel RF522ADUB5 79cm French Door Black SS Ice/water	
1	<b>Kitchen package - fully equipped</b>	Including plates, bowls, mugs, cutlery, utensils, glass ware, pots, pans, bakeware, coffee machine, kettle, toaster, tea towels, serving dishes.	
<b>Laundry</b>			
1	<b>Washing Machine</b>	Fisher & Paykel WH8560P3	
1	<b>Dryer</b>	Fisher & Paykel DH8060P3	
1	<b>Stacking Kit</b>	Fisher & Paykel	
1	<b>Laundry package - fully equipped</b>	Including iron, ironing board, basket, pegs, clothes drying rack, pool towels, bath towels, bath mats, hand towels, face cloths	
<b>Bedroom 1 (downstairs)</b>			
1	<b>King Bed ensemble</b>	KNIGHTSBRIDGE PLUSH KING ENSEMBLES 125mm Glides; base upholstered Linen	

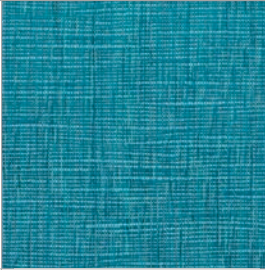






1	<b>King bed head</b>	Custom made bed head in Costa colour Linen 1900 w x 1400 h	
2	<b>Bed side tables</b>	Harper Open bedside	
2	<b>Bed side lamps</b>	Lorne Urn Table Lamps	
1	<b>Art work</b>	Chrissie McLaughlin 'Pandanus Fitzroy Island' canvas print framed in Oak 1000 w x 700 h	
3	<b>Cushions</b>	Plain and patterned various sizes	
1	<b>Art work</b>	'Paradise Found' by Penny Byrne original work framed in Oak 43 w x 43 h	
1	<b>Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.</b>		
<b>Bedroom 2 Level 1</b>			
2	<b>Bedside tables</b>	Benjamin Natural Ash	








1	<b>King Bed ensemble</b>	KNIGHTSBRIDGE PLUSH KING ENSEMBLES 125mm Glides; base upholstered in #717 Linen	
1	<b>King bed head</b>	Custom made bed head 1900 w x 1400h in Plymouth colour Marble	
2	<b>Bed side lamps</b>	Lorne Totem Table lamp	
1	<b>Artwork</b>	Gail Shaw canvas print 'St Crispins' framed in Oak 50 w x 50 h	
3	<b>Cushions</b>	Various plain and patterned	
1	<b>Desk</b>	Benjamin Ripple Desk Nat Ash	
1	<b>Desk lamp</b>	Amalfi Table Lamp brass and white	
1	<b>chair</b>	Claudia Navy Velvet	



1	<b>Art work above desk</b>	Designer Boys 'Floral Subject 1' Canvas print framed in Oak 860 w x 860 h	
1	<b>Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.</b>		
<b>Hallway Level 1</b>			
2	<b>Occasional chairs</b>	Kennedy Globe in Toffee Velvet	
1	<b>Side table</b>	Amara Pebble Side Table Black with white veins	
2	<b>Art works</b>	Designer Boys 'Palm Silhouette'	
<b>Master Bedroom - Left</b>			
1	<b>King Bed ensemble</b>	Sealy KNIGHTSBRIDGE PLUSH KING ENSEMBLES 125mm Glides; base upholstered in #717 Linen	
1	<b>Custom made bed head</b>	Custom made bed head 1900 w x 1400h in Husk Driftwood	

2	<b>Bed side tables</b>	Benjamin Ripple Natural Ash	
2	<b>Bed side lamps</b>	Lorne Globe Table Lamp white	
1	<b>Bedroom chair</b>	Kennedy Wrap swivel occasional chair	
1	<b>Artwork</b>	Chrissie McLaughlin 'Three Trees Dreaming' canvas print framed in Oak 900 w x 1200 h	
3	<b>Cushions</b>	Various plain and patterned	
1	<b>Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.</b>		
<b>Balcony</b>			
2	<b>Arm chairs</b>	Loop Dining Armchair White	
1	<b>Side table</b>	Loop Side Table White	

<b>Master Bedroom - Right</b>			
1	<b>King Bed ensemble</b>	Sealy KNIGHTSBRIDGE PLUSH KING ENSEMBLES 125mm Glides; base upholstered in #717 Linen	
1	<b>Custom made bed head</b>	Custom made bed head 1900 w x 1400h in Fender colour Seaspray	
2	<b>Bed side tables</b>	Windsor bed side tables in Natural Ash	
2	<b>Bed side lamps</b>	Lorne Ball table lamp black base and linen shade	
1	<b>Bedroom chair</b>	Delilah Occasional chair in Navy Velvet	
1	<b>Artwork</b>	Chrissie McLaughlin 'Dickson Inlet' canvas print 850w x 700 h	
3	<b>Cushions</b>	Various plain and patterned	
1	<b>Bed package to suit Bed configuration including Quiltcover, quilt, pillowcases, pillows, fitted and flat sheets, bed throw, mattress protector, linen valance, wooden coat hangers.</b>		
<b>Balcony</b>			
2	<b>Arm chairs</b>	Loop Dining Armchair White	

1	<b>Side table</b>	Loop Side Table White	
<b>Patio Living Downstairs</b>			
1	<b>3 seater sofa</b>	Sonoma Slat 3 Seat Sofa in Snow	
2	<b>Arm chairs</b>	Sonoma Slat Occasional in Chair in Snow	
1	<b>Coffee table</b>	Reef round coffee table	
4	<b>Scatter cushions</b>	Outdoor fabric cushions	
3	<b>Bar Stools</b>	Edgard Counter Stool Teak Frame, col. Old lace. (chair shown here - will be counter height)	
<b>Pool Area</b>			
2	<b>Sunloungers</b>	Lucy Sunloungers	
2	<b>Cushions for Sunloungers</b>	Cushions to suit	
1	<b>Side table</b>	Lucy Side table small	