



Villa 3 - Freestanding Garden Villa with large lap pool
1 Rachel Carson Lane, Port Douglas

Queensland | **Sotheby's**
INTERNATIONAL REALTY

Freestanding Garden Villa with a 15m Lap-pool

Position in Estate

Centre of Estate

The Feel

Beyond the front gate of Villa 3, the sight and sound of the serene aqua pool amidst lush tropical flora set the tone. Inside, a subtle, moody colour palette distinguishes this villa from its neighbours, creating an inviting, comfortable atmosphere. Seamlessly blending indoor and outdoor dining spaces, the kitchen becomes the heart of entertainment. Whether lounging by the pool or hosting guests, Villa 3 offers an unparalleled ambiance for relaxation and socializing.

The Design

A luxurious retreat boasting glorious high ceilings, oak timber floors and locally commissioned artwork. Situated on a spacious 403 sqm allotment, this villa offers two large internal living areas and a convenient lift near the entry. Bi-folding windows create a broad kitchen servery/pool-bar, opening up the indoor/outdoor spaces, ideal for entertaining and for airflow. Modern retractable screens adorn all openings, adding a touch of sophistication that is both practical and discreet when not in use. Tropical gardens flank the poolside living area, while elegant stone benchtops and timber grace the kitchen and bathrooms.

The upstairs master suite features a private balcony, lavish walk-in robe and ensuite. A second kingsize bedroom on the ground level is equally as imposing, with an impressive walk-through robe and ensuite. The third and fourth bedrooms upstairs share a very generous bathroom. Also on this level, a well planned study/office space with built-in cabinetry. Contemporary finishes and features, high-end appliances, and electronic blinds adorn the interior. Lush tropical landscaping surrounds the villa, creating a serene oasis. Plush furniture, décor, and kitchenware are included for effortless living.

Highlights

- Dual living rooms offer flexible space for relaxation and entertainment.
- Elevator access ensures effortless movement throughout the villa.
- Enjoy outdoor living by the pool with a covered lounging area.
- Elegant stone benchtops beautify the kitchen, bathrooms, and laundry spaces.
- Luxurious 32sqm master suite boasts a chic wardrobe, elegant ensuite and a private balcony.
- Four bedrooms, two with walk-in robes and ensuites, provide commodious accommodation.
- Modern finishes accentuate the villa's contemporary style.
- Genuine Oak floors on the ground level, complemented by plush wool carpets in all bedrooms and the entire first floor.
- High-end appliances elevate the villa's functionality.
- Fully insect screened for relaxed comfort.
- Upscale furniture, décor, and kitchenware included for a seamless move-in experience.
- Automated blinds and contemporary window furnishings enhance privacy and style.
- Architectural lighting illuminates both indoor and outdoor areas, enhancing the villa's charm day and night.
- Lush gardens embrace the villa, infusing vibrant hues from within.
- Low maintenance artificial lawn
- Side access for pool and garden maintenance.

Standout Attribute

Villa 3 stands out with its distinctive interior design featuring splashes of a darker palette, helping to create an easy sense of comfort and relaxation. This unique aesthetic caters to buyers seeking the eye-catching, understated drama of natural textiles combined with a deep and rich flavour.

SALE PRICE: \$4,100,000

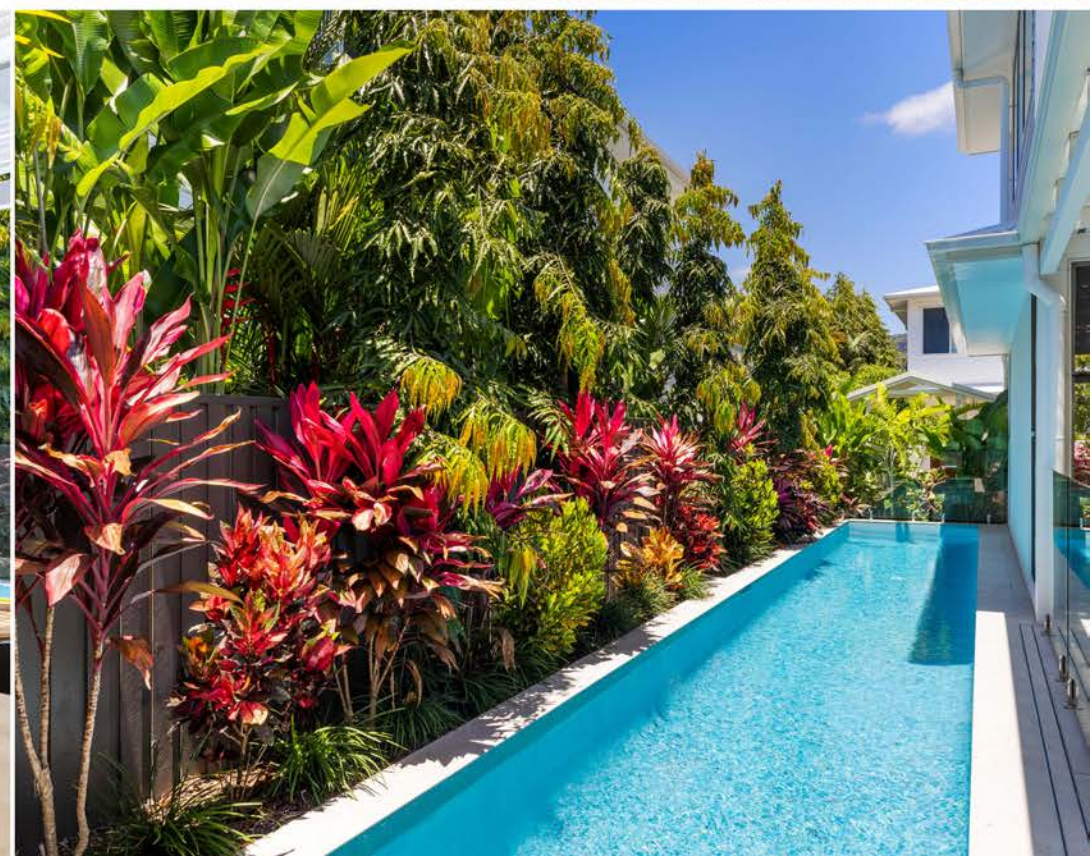
Bedrooms: 4 Bathrooms: 3.5 Car: 1

Lot Size: 403sqm Internal Living: 281sqm

Pool: 41sqm

Council Rates: \$3,114pa

Body Corporate: \$5,608pa







**Lot 3 Villa
Ground Level**

Name	Area
INTERNAL AREA	
Garage	25 m ²
Living	35 m ²
Dining	21 m ²
Stair	8 m ²
Kitchen	15 m ²
Lift	2 m ²
Bed 1	12 m ²
Bed 1 Walk-In-Robe	9 m ²
Bed 1 Bath	8 m ²
WC	2 m ²
Laundry	4 m ²
Corridor	6 m ²
Ground Level Total	147 m²
Patio	33 m ²
Pool	42 m ²

Level 1

Name	Area
INTERNAL AREA	
Bath	7 m ²
Bed 2	16 m ²
Bed 3	16 m ²
Lift	2 m ²
Living L1	31 m ²
Corridor L1	12 m ²
Study Nook	10 m ²
Master Bed	21 m ²
Master Ensuite	6 m ²
Master Walk-In-Robe	5 m ²
Stair	6 m ²
WC L1	2 m ²
Level 1 Total	134 m²
Balcony	20 m ²



Villa 3 - Ground Floor

Lot 3 Villa

Ground Level

Name	Area
INTERNAL AREA	
Garage	25 m ²
Living	35 m ²
Dining	21 m ²
Stair	8 m ²
Kitchen	15 m ²
Lift	2 m ²
Bed 1	12 m ²
Bed 1 Walk-In-Robe	9 m ²
Bed 1 Bath	8 m ²
WC	2 m ²
Laundry	4 m ²
Corridor	6 m ²
Ground Level Total	147 m²
Patio	33 m ²
Pool	42 m ²

Level 1

Name	Area
INTERNAL AREA	
Bath	7 m ²
Bed 2	16 m ²
Bed 3	16 m ²
Lift	2 m ²
Living L1	31 m ²
Corridor L1	12 m ²
Study Nook	10 m ²
Master Bed	21 m ²
Master Ensuite	6 m ²
Master Walk-In-Robe	5 m ²
Stair	6 m ²
WC L1	2 m ²
Level 1 Total	134 m²
Balcony	20 m ²



Villa 3 - 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



CAROLINE YARR

Shop 12/26-30 Macrossan St, Port Douglas
QLD 4877









M: +61 409 365 261









P: + 61 7 4237 8088







Email: caroline.yarr@qldsir.com




















	Villa 3 Escape Villas Rachel Carson Lane Port Douglas	INVENTORY - FURNISHINGS	<p>THE ESCAPE COLLECTION Port Douglas</p> <p>ESCAPE <i>Villas</i></p>
Quantity	Description	Product	Image
	Living		
1	Lounge	Vittoria Giselle 3 seat Sofa Plush Navy SOF-VIT-GISE3S-NAVY/BK	
1	Occasional Chair	Vittoria Giselle 1 seat Sofa Plush Navy SOF-VIT-GISE1S-NAVY/BK	
1	rug	Tuscan Arezzo Sisal rug, edge binding with regal cushion underlay and stain protection 3.7m x 2.2m	
1	Side table	Amara Pebble Side Table Black LTO-AMAR-PEB-NBK	
1	Entertainment console	Benjamin Entertainment unit in Black Oak TV-BEN-BKO	
1	Coffee table	Artie Coffee Table matt black Marble and matt black Oak CTO-ART-LG-BKV/MBO	
1	Entry Buffet	Tully Buffet - Natural Teak BUF-TULLY-NTK	







1	Occasional Chair	Gipsy Cocoon in Black	
1	Console	Classique Small Oval Shelf Console - Matt Dark Oak	
4	Cushions	Scatter Cushions	
1	Artwork above console		
1	Artwork above buffet		
1	Table Lamp	Parkwood Medium Tablelamp New White/Cobalt	
1	TV	SAMSUNG 75LS03 FRAME QLED 4K with Beige Frame	
1	Mirror	Alora Round Mirror Natural	
1	Occasional Chair	Malawi Chair with seat cushion and scatter	







1	Artwork	Rivers Escape	
1	Decorative accessories	Baskets, ornaments, coasters etc	
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	Framed Butterfly Artwork by Perrin Clarke	
1	Buffet	Willow Curve Buffet Nat. Teak BUF-WILLOW-CRV-NTK	
1	Decorative accessories	Baskets, ornaments, coasters etc	
Kitchen			
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 ENSEMBLES 125mm Glides; base upholstered in Myrtle	








1	King bed head	Custom made Bedhead	
4	Metres Fabric	Naturama Col River	
1	Art work	Water colour print on canvas	
1	Art work	Water colour print on canvas	
4	Cushions	3 x Scatter cushions on bed 1 x scatter cushion on Chair	
1	Occasional Chair	Avalon Occasional Chair White with black legs	
1	Stool in Bathroom	Grenada Cork Side Table White Fleck	
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 corners		
1	Bed Throw		
1	Bathroom towel package for whole villa		
8	Pool towel allowance		







Level 1 Living			
1	Lounge	Sidney Slouch 2 Seater Left Arm in Barley SOF-SID-SLCH2S-LFT-BRLY	
1	Chaise	Sidney Slouch Right Chaise in Barley SOF-SID-SLCH-RIT-BRLY	
1	Entertainment console	Benjamin Entertainment unit in Oak TV-BEN-NA	
1	Coffee table	Isla Coffee Table Warm Sand CTO-ISLA-WSND/NTK	
1	Side table	Tully Side Table Natural Teak	
1	TV	SAMSUNG 65LS03 FRAME QLED 4K with Beige Frame	
1	Bookcase	Tully Bookcase - Natural Teak BOOK-TULLY-NTK	
1	Office Chair	Norah Office chair in Copeland col. Birch	
1	Desk lamp	Sorrento lamp Bronze & White Marble	



1	Artwork	Myall Beach' oil print on canvas	
1	Stool in Bathroom	White Ceramic Stool	
1	Mirror in Powder Room	Rufus Oval Mirror - Oat Marble	
Bed 2 Level 1			
1	King Bed ensemble	KNIGHTSBRIDGE PLUSH KING ENSEMBLES 125mm Glides; base upholstered in Myrtle	
1	King bed head	Custom made Bedhead	
4	Meters fabric	Naturama Col Sky	
2	Bed side tables	Willow Woven Bedside Table	
2	Bed side lamps	Terri Terrazzo Lamp Sand	
1	Mirror	Newport Mirror White	

1	Stool	Laguna Croos Stool	
1	Artwork	Margate Coral II	
1	Art work	Margate Coral I	
3	Cushions	Scatter Cushions	
1	Bench Seat	Anchor Natural Bench Seat	
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		
	<i>Bed 3 Level 1</i>		
1	King Zip ensemble	KNIGHTSBRIDGE PLUSH KING ZIP ENSEMBLE 125mm Glides; base upholstered in Myrtle	
1	Bed Head	Custom made Bedhead	
4	Metres Fabric	Naturama Col Moss	

2	Bed side tables	Willow Woven Bedside Table Black	
2	Bed side lamps	Aldo Lamp Black	
1	Occasional Chair	Anchor Occasional Chair Black	
1	Mirror	Newport Mirror Black	
1	Stool	Laguna Croos Stool	
1	Art work	'Secret Spot' oil on canvas print	
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		
	Master Bed Level 1		

1	King Bed ensemble	KNIGHTSBRIDGE PLUSH KING ENSEMBLES 125mm Glides; base upholstered in Myrtle	
1	Bed head	Custom made Bedhead	
4	Metres Fabric	Naturama col Surf	
2	Bed side tables	Windsor Bedside Natural Ash SIDE-WIN-LG-ASH	
2	Bed side lamps	Alessia Table Lamp	
1	Bedroom chair	Malawi Chair with seat cushion and scatter	
1	Artwork	Floral Subject III Canvas	
1	Artwork 2	Coastal Canvas	
3	Cushions	Scatter Cushions	

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		
Level 1 Balcony			
2	Occasional Chairs	Marina Square Outdoor	
1	Side table	Livorno side table sage speckle	
Patio living			
1	3 seater sofa with cushions	Wicked 3 Seater Sofa in Black/Taupe with base and back cushions	
2	Arm chairs	Wicked 1 Seater Chair in Black/Taupe with base and back cushions	
4	Outdoor scatter cushions	Outdoor fabric with inserts	
1	Coffee table	Wicked Coffee Table with black frame	

1	Side table	Pier Round Side Table Black	
3	Bar Stools	Edgard Outdoor Stool Colour Old Lace	
<i>Pool area</i>			
2	Sunloungers	Pier Sleigh Sunbed Black	