



45 Wansfell St, Picnic Bay



Dual living or private retreat

This large property stands on 1526m2 land with pathways that meander through the native bush gardens offering total privacy with just the sounds of the trees swaying in the breeze and birdsong for company.

Initially set out as a duplex, the property is now used as a single dwelling but comprises of two halves that are almost mirror images of each other, essentially two large two bedrooms units. At either end of the building is a well-lit studio/workshop ideal for artists, a home office or home handyman. There's an external storeroom/shed at each end too and an abundance of decks so there's no shortage of outdoor living areas.

Each side contains a kitchen, open-plan to an internal living area which opens onto a screened deck overlooking the gorgeous garden and large inground pool. The two indoor verandahs can be kept open to each other for a whole house feel or closed off if you want to earn some income from letting out one side.

There's a total of four bedrooms, two large main bedrooms with built-in wardrobes and two smaller bedrooms, all with hardwood flooring. The two bathrooms are of the original style and in keeping with the property's quirky artistic character, with half baths, separate shower and vanity and adjoining separate WC.

Looks can be deceiving - from the quiet no-through road, the property is very unassuming and appears to just be a quaint little cottage. The paved driveway leads to a large double carport on one side and down into the

4 2 2 1,526 m2

Price SOLD for \$330,000
Property Type Residential
Property ID 1072
Land Area 1,526 m2

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garden on the other, bounded by a seasonal creek. With 4 bedrooms, 2 bathrooms, 2 kitchens, 2 living rooms, 2 studio/workshops, 2 lock-up stores/sheds, 2 screened indoor/outdoor verandah rooms, 4 external decks, a pool and gardens, there is far more to this property than meets the eye and an inspection is highly recommended.

Picnic Bay, once the gateway to Magnetic Island, is gradually re-generating into a laidback village-like destination with its own character. A selection of cafes, the pub, golf club, National Park walking trails, beautiful sandy beach and jetty are ideal for holiday makers and residents alike and yet it's just a five minute drive to all of the facilities of Nelly Bay, including ferries, supermarkets, medical facilities and the school.

Call Alex to arrange an inspection by appointment.

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