



22 Grace St, Nelly Bay



## Immaculate Queenslander surrounded by tropical rainforest

This is the perfect home for people who love quality, style and privacy. Situated in a sought-after enclave in Nelly Bay, this property envelopes you in your own tropical sanctuary from the moment you arrive through the large double gates, with the large sweeping driveway leading up to the front steps. Nothing disappoints, as you explore the home and surrounds. The level of care and craftsmanship is obvious at every turn.

Originally architect-designed by Ann Roche for the north Queensland tropics, it incorporates wide liveable verandahs that allow a breeze already cooled by the magnificent trees to permeate the living areas and bedrooms. The rooms all connect to the verandahs with beautiful timber french doors, bi-folds and banks of glass louvres.

Step inside and you will find polished wood floors, bright open-plan living with quality finishes throughout. The kitchen will delight any aspiring cook with a 900mm Smeg gas stove and rangehood, dishwasher, pull-out pantry, double sink and plenty of cupboard and drawer space for all your kitchenware.

Making this the complete package are the wonderful outdoor areas including a large in-ground landscaped pool, paved entertaining area and meandering paved pathways, all set amongst the lush tropical gardens with dappled shade from the rainforest-like tree canopy. Fully fenced for pets and complete privacy, there's also a relaxing seating area and firepit in the front yard whilst there's stacks of room for parking and storage under the house.

This property presents an opportunity to own a special place on Magnetic

3 1 2 1,012 m<sup>2</sup>

|                      |                      |
|----------------------|----------------------|
| <b>Price</b>         | SOLD for \$550,000   |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 1093                 |
| <b>Land Area</b>     | 1,012 m <sup>2</sup> |
| <b>Floor Area</b>    | 149 m <sup>2</sup>   |

### Agent Details

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### Office Details

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Island. Call today to arrange your private inspection in person or by video call.

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