



42 Ellen Street, Woody Point



Big Home - 3 Separate Buildings - 820sqm on...

This seller is motivated and ready to go. **MUST BE SOLD IN TWO WEEKS.** Are you looking for a one of a kind home? 42 Ellen Street, Woody Point offers a unique proposition to a savvy buyer. The property features a main house over 2 storeys, detached "Motel Style" guest accommodation, detached office, large heated inground pool and a big 820sqm block on 2 titles. The options are endless – bring the extended family, give the older kids room to move, purchase as an investment property with solid rental returns or redevelop to allow to 2 new properties or a unit block – the choice is yours. The location is great with swimming at the beach, relaxing at the local cafes, restaurants and shops and miles of bike paths all within walking distance from the front door. The home features:

Main House:

Upstairs

- * New carpet and fresh paint throughout
- * 3 bedrooms with built in wardrobes
- * Modern bathroom with a shower over the bathtub. The toilet is separate
- * Modern kitchen with double fridge space, dishwasher, granite bench tops, European appliances, ample bench and cupboard space
- * Dining room adjoins the kitchen and links to the back verandah overlooking pool
- * Spacious lounge + sunroom with new air conditioner

Downstairs

- * Open plan dining and rumpus room
- * Utility room currently being used as a bedroom.
- * Adjoining dressing room/study
- * Bathroom with toilet and shower

🛏 4 🏠 3 🚗 2 📏 820 m2

Price SOLD for \$610,000
Property Type Residential
Property ID 285
Land Area 820 m2

Agent Details

Rachele Jones - 0432 834 733

Office Details

Clontarf
 48 Hornibrook Esplanade Clontarf QLD
 4019 Australia
 07 3283 6737



- * Combined kitchenette and laundry – great for the dual living option
- * 2 car lock up garage with remote control doors. One of these garages has direct access into the living area

Detached Office Building:

- * Council approved for a business but could be used as a home theatre, media/games room
- * Reverse cycle air conditioning
- * Steel frame
- * Overlooks the pool

Detached Motel Style Guest Accommodation:

- * Council approved as “Relative’s Accommodation”
- * Ensuite with shower and toilet
- * Ideal for ‘Gran’ or the teenagers with own entrance
- * 7 x 3.5m + tiled Verandah with steel frame
- * Gas hot water
- * Fittings exist for kitchenette

Outside:

- * Salt water, solar heated pool with sand filter, ‘kreepy crawly’ and water feature
- * Fully Fenced landscaped gardens – including fruit trees
- * 40sqm undercover entertainment area – fully tiled
- * Private front courtyard
- * Two water tanks totalling 6000 litres
- * Under surface irrigation system in all garden beds
- * Security gates with lock
- * Security screens and sensor lighting
- * Garden shed

Additional information:

- * Numerous internal and external power points, TV points and phone lines
- * Insulation in the ceiling, walls and floor plus Whirly birds

The current owner has enjoyed this property for the past 23 years with her family and friends. The time has now come to downsize and this motivated owner is now instructing that all serious offers be presented.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.