

**10a Nix Avenue, Malabar, NSW 2036**



**Sold Duplex/Semi-detached**

Wednesday, 25 October 2023

10a Nix Avenue, Malabar, NSW 2036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Duplex/Semi-detached**



Cameron Airlie  
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Conor Howard  
0410788959

## Contact agent

On a quiet avenue just moments from Malabar's golfing greens and sea shell studded shores, this semi-attached home offers a relaxed coastal lifestyle perfect for families. Hugged by tranquil gardens and capturing refreshing cross flow breezes, this well-considered design encourages easy interaction between the indoor and outdoor spaces. Complete with open outlooks and sea glimpses, the home is positioned just a leisurely stroll to Randwick Golf Course and its waterside bistro, the recently upgraded Ella Reserve playground, Malabar's vibrant village scene, scenic walking trails, Malabar ocean pool and primary schools.

- Living zones with Blackbutt flooring and seamless flow
- Stone kitchen complete with a garden-view cocktail bar
- Smeg/Bosch appliances, gas cooking, air-conditioning
- Timber decking adjoining a sunny green-walled garden
- Bedrooms tucked away upstairs, built-in/walk-in robes
- Master includes balcony with sea glimpses and ensuite
- Bathrooms with mosaic details, bath tub, powder room
- Gated driveway parking for two cars plus lock-up garage

Water Rates: \$173.29 p.q. approx  
Council Rates: \$331.91 p.q. approx  
Land Size: 251 sqm  
approx

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.