

**7 COLLEEN STREET, Nelly Bay, Qld 4819**



**Sold House**

Thursday, 5 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 647 m2**

**Type: House**

## Contact agent

4 Bedroom 2 Bathroom 2 car land 647m2 Located within walking distance of everything this is a fantastic living location. The four bedroom and two bathroom family home is in a quiet neighborhood and set on 647 M2 of fully fenced garden. It's less than 3 minutes walk to the beach and shops, and school. and there is no through traffic making it the perfect family home. The house features easy living beautiful timber floors throughout the upstairs area, and has a light filled air-conditioned open-plan living area that leads you out to the covered deck, where you can enjoy the sea breeze and mountain view backdrop over the lush garden overlooking the pool. The house is cool to live in as it opens up to catch the breeze throughout the year. The kitchen features all electric appliances and has plenty of storage with a large pantry. The living area opens up directly to the kitchen through a connecting doorway and large servery. The main living area is also air-conditioned if required during warmer days. As you move along through the wide hallway containing further storage, there are the three upstairs bedrooms and one bathroom with a bath, shower, and a separate toilet. Two of the bedrooms have large built-in wardrobes and the main air-conditioned bedroom opens onto a private balcony. Leading down from the upstairs living area there is a polished internal hardwood staircase taking you through to a huge rumpus room which opens onto a patio under the deck, perfect for entertaining guests. Following on from a side door from here there is a large separate fourth air-conditioned bedroom, with its own second bathroom, this has great potential for income-generation, or separate accommodation for guests. The 647m2 property is fully fenced and garden provides vegetable garden and fruit trees, as well as plenty of space for the kids to play. The breezeway carport under the house is drive-through allowing easy access to the back yard along with ample space for secure parking of further vehicles in the front yard. There is a 6.1KW solar system that reduces power bills significantly, while the new quiet pool pump operating is when the sun is shining. There is an outdoor tool-shed, and an automatic garden watering system. Call agent anytime for an inspection of this beautiful solid home located in the vibrant Magnetic Island community. Features include:- Large swimming pool with steps- Solar panels and very low electricity costs- Irrigated watering system- Lots of fruit trees and productive vegetable garden- Quiet no through Street- Beautiful hardwood timber board floors- Large rumpus room- Ceiling fans and air-conditioning- Walking distance to ferry, school, shops, and beach Inspections available at request, please call agent for any inquiries and an appointment.