

**20 Mandalay Ave, Nelly Bay, Qld 4819**



**House For Sale**

Sunday, 30 June 2024

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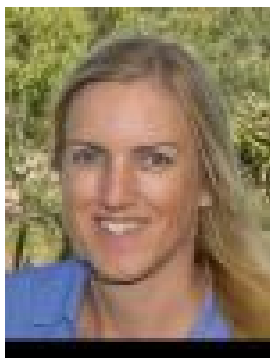
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



Alex Strens

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## Offers over \$795,000

More photos coming soon.....Approx 200m from the marina, cafes, shops and the school is this like new home. Built around ten years ago for exacting owners by a respected island builder, and impeccably maintained since, is this ideal home for those looking for a walk-in home with nothing to do. Tucked away behind lush tropical gardens on a corner lot, the property has two driveway accesses allowing plenty of off-street parking as well as the lock-up double-length carport behind which is a further storage area for bikes etc and the laundry. On the Bottiger St side of the property is a large indoor-outdoor deck room where you can watch the birdlife that frequents the native flowering shrubs and the resident curlews. Open up the security mesh screens to enjoy the outdoors or close up to keep the bugs away. Wide stacker sliding doors open up to the large open-plan living area, on one side of which is the master bedroom with walk-in-wardrobe and ensuite bathroom, whilst the other bedrooms and family bathroom are conveniently located together down the hall to the other side. Fully air-conditioned with split systems to the living area and all bedrooms, the home is designed to capture the breeze with aluminium louvres and large windows providing the ideal combination of natural light and ventilation. Storage is ample with walk-in-ropes to two bedrooms, a built-in-wardrobe to the third bedroom plus a walk-in storeroom in the hall. An ideal home, weekender or holiday home, with excellent cafes and restaurants, shops, medical facilities, post office etc right on your doorstep - you really don't even need a car. Looking for a larger block? The 795m<sup>2</sup> adjoining lot is also available for \$295,000, for which the purchaser of the house will be given first option. Contact Alex to arrange an inspection by appointment. This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. Property Code: 1584