



45 Mandalay Ave, Nelly Bay



Ticks lots of boxes.....

This low-set block home is a spacious 3 bedroom, 2 bathroom with pool, shed, undercover parking and fenced gardens, all on a 1012m2 block an easy stroll to shops and the ferry.

The driveway runs right along the right side of the property so that you can drive through the carport into the back yard and shed. The front yard is fenced and a great area for kids or dogs with some nice shade trees around the edges. The carport is triple length and there's a wide covered entry patio leading from the carport into the house. Windows line this whole side of the house to bring light into the living area. The lounge at one end is very generous in size and opens through sliding glass doors to the pool area and is connected through to the kitchen with a further large area currently housing a pool table but this could equally be the dining area which would then free up the current dining room for an office, crafts space or kids' zone.

The kitchen has masses of cupboard and bench space plus a walk-in pantry, island bench, room for a dishwasher and view out to the front garden.

A hallway runs parallel to the central living area with the master bedroom at the front of the house. An ensuite bathroom has walk-in shower, vanity and toilet and all of the bedrooms have generous built-in-wardrobes.

The family bathroom has a bath, separate shower and vanity, with the WC conveniently separate but adjacent and the laundry right next to it. Bedrooms 2 & 3 are both good sizes and well-lit by natural light with large

3 2 3 1,012 m2

**Price** SOLD for \$370,000  
**Property Type** Residential  
**Property ID** 1105  
**Land Area** 1,012 m2

#### Agent Details

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windows. With a little cosmetic renovation, this would make a good holiday home , family home or could be rented at a higher rate than the current long-term rental at \$350 p/w.

The shed and concrete driveway leading up to it add significant value to the property and would be great for those needing a man cave or to store kayaks, jet skis etc.

A pool is almost a requirement for a holiday rental and for those living on the island in summer, particularly for families with children. This would make a great family home with the primary school an easy 5 minute walk and the ferry also easily walkable for high school kids. Shops, cafes and medical facilities are all nearby and National Park walking trails start at the end of Mandalay Ave leading to Arcadia and Horseshoe Bay.

Notice is required to be provided to the tenant for inspections so please contact Alex to arrange private inspections by appointment.

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