



5 Warboys St, Nelly Bay



## 'Habibi' - Modern home with direct beach access

This neat home, built in 2010, is less than 100m from the beach, yet tucked away on a peaceful leafy tree-lined no-through street.

The paved driveway provides adequate parking and a paved pathway leads up to the front entry. On entering through the front door, the home opens up before you with high raked ceilings and large glass sliding doors at the far end of the living area opening onto the covered deck. The property has been built for the environment with banks of louvre windows allowing the cool sea breezes to penetrate with ceiling fans and split system air-conditioning installed throughout for those hot summer days.

Beautiful hardwood floors feature throughout with tiled wet areas. The second and third bedrooms are both generous in size, located at the front of the house, with built-in-wardrobes to each. The master bedroom has a walk-in-wardrobe and ensuite bathroom with shower, toilet & vanity, whilst the family bathroom has a shower over a bath, toilet and vanity.

The kitchen is well-placed just off the living area with a servery to the deck. There's plenty of cupboard and bench space, double sink, room for a dishwasher and large gas cooktop. The internal laundry and linen closet make this home more liveable than some of the holiday homes on the island and you'll no doubt enjoy comfortable living here.

The large back deck is perfect to outdoor entertaining and catches the ocean breeze and morning sun whilst being shady in the afternoons.

The 708m2 block is easy-care and there's a pool to the rear that is shared

3 2 708 m2

**Price** SOLD for \$485,500

**Property Type** Residential

**Property ID** 1108

**Land Area** 708 m2

**Floor Area** 162 m2

### Agent Details

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with two other homes. An easement allows direct beach access from 'Habibi' to the beachfront so you can easily pop to the beach to enjoy the spectacular sunrises and sunsets or simply to go for a beach stroll.

Within a 5 minute walk is a good selection of shops, cafes & restaurants, whilst it's approx ten minutes' walk to the marina and school.

Currently tenanted to 03/01/2021 at \$440 p/w, private inspections can be arranged by appointment in advance.

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