



80 Mandalay Ave, Nelly Bay



Bush outlook & low maintenance

In the quiet part of Mandalay Avenue, yet close to all amenities, is this easy care home on a lovely 1000m2 block. The views from the living area look to the bush and mature trees of Gustav Creek to the rear making it a very peaceful and private place to live with just the sounds of birds to accompany you most of the time.

There's a carport and lock-up store at the front of the property a few steps from the front door. Entering through the front door, you immediately notice the high ceilings and lovely light coming in through the side windows, as well as the cool breezes flowing through. Choose how you want to use the two main living areas, separated in the middle by the galley kitchen - the current owner enjoys the lounge to the rear but it could be equally as pleasant at the front with a nice view out over the side garden and no direct neighbour on that side.

The kitchen is perfectly workable and in good condition but you may want to update it if pink is not your style or you'd like an oven - there's plenty of room to reconfigure it easily.

At the front of the house is an enormous front bedroom, ideal for a home office or craft room with plenty of room left over for a guest bed. All three bedrooms have split system air con, ceiling fans and built-in-wardrobes.

The other two bedrooms are accessed via a hallway in the centre of the house, as well as the internal laundry and main bathroom which has shower, toilet & vanity. The rear bedroom opens to the back patio via a door and

3 2 2 1,000 m2

Price SOLD for \$435,000
Property Type Residential
Property ID 1202
Land Area 1,000 m2

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features a small ensuite bathroom with shower, toilet and vanity.

The back garden is a great size for kids, dogs or gardeners and with a well with good quality water plus an enclosed veggie house, there's no excuse not to have a productive garden here! Whatever the weather and whether you are a sun-lover or shade-seeker, you can chose to sit at the front, side or back of the house, all offering views of the bush or mountains in the background.

There's plenty of room and options for putting in a pool should you want one and room to extend if desired, although the home is already generously proportioned.

Nelly Bay is a popular place to live with all of the major facilities within the bay - ferry terminal, supermarkets, medical practices, post office, pharmacy, primary school etc - and a fantastic selection of restaurants and cafes. The bus stop is a 2 minute walk from this home, providing all the convenience without the noise of the bus route!

Contact Alex to arrange an inspection by appointment - or via Facetime if you are unable to travel due to current restrictions.

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