

Sold



87 Mandalay Ave, Nelly Bay



Near new home with granny flat & National Park outlook

This high-set home is surrounded by beautiful distant mountain views and is situated on the quiet part of Mandalay Avenue, offering peace & privacy. Being elevated, it captures the cool breezes from both prevailing directions and has been built specifically for the tropical environment, utilising materials and design to minimise exposure to hot sun in summer and with protection from cyclones in mind.

The house can hardly be seen from the road and the 971m2 fenced garden has two front gates to allow for a separate business entrance for the downstairs area if desired. There is plenty of room for a pool, parking for boats/caravans, kids to play, chooks and dogs, with undercover parking for two vehicles and a large 6m x 8m garden shed. The gently sloping block is well-drained and contains many fruit-producing trees and drought-resistant plants, making it relatively low maintenance.

On the ground floor, there are two rooms, a bathroom and a large laundry/store allowing for a home-based business or granny flat. Separate entrances to each room allow rooms to be sectioned off and used as required, so for example just an office could be set-up in the front room with a private entrance and the rest could be living quarters. The two rooms are air-conditioned and bright and the laundry/store is very large so a kitchenette would easily fit. This opens onto a large covered back patio under the upstairs deck with lovely views to the rear so living or visiting downstairs would be quite comfortable and enjoyable.

There is plenty of room under the house (2.9m height) to drive in and store

5 2 2 2 971 m2

Price SOLD for \$400,000

Property Type Residential

Property ID 816

Land Area 971 m2

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additional kayaks etc overhead. The covered staircase comes up centrally onto the back deck where the mountain views are spectacular. Screened sliding doors lead off the deck into the master bedroom and the kitchen so it's easy to serve meals straight to the deck where you can enjoy the sights and sounds of nature.

The kitchen features gas cooktop, double sink, space for dishwasher, corner pantry, island bench with breakfast bar, heaps of bench and drawer/cupboard space. A beautiful built-in mango dining table separates the kitchen and spacious lounge area which flows through a wide hallway with study area to the 3 upstairs bedrooms and bathroom. The master bedroom opens onto the deck and has built-in-wardrobes and dresser and the second bedroom is equally spacious with large built-in-wardrobes. The bathroom is practically designed for family living with bathtub and separate walk-in-shower with a private toilet adjacent.

Large windows and doors allow excellent cross-ventilation and with ceiling fans throughout, the house is cooler than most, however, the provision is there to easily install air-con upstairs if desired.

This is a great family home and downstairs is a rare bonus - let it out for additional income, move granny in, give your teens/adult kids/visitors their own base or use it for a business, there are so many options. Just three years old, you can move in without any work to do and reap the rewards of someone else's hard work! Call Alex to arrange a private inspection by appointment.

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