

**19 Boatmans Row, Eleebana, NSW 2282**



**Sold House**

Sunday, 13 August 2023

19 Boatmans Row, Eleebana, NSW 2282

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



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**\$1,700,000**

Offering a sense of grandeur that is hard to find, this stunning family residence sits proudly on an elevated parcel, catches a lake glimpse, and is an architectural triumph. Staged over two spacious levels where cathedral ceilings soar, the light-filled layout features expansive living areas and a series of superb alfresco spaces, with two front balconies allowing you to check if the lake's conditions are suitable for launching watercraft from the nearby Croudace Bay boat ramp. An incredible internal pool house is on display from the kitchen and main living room via a sparkling glass window, and will certainly form the centrepiece of family life. Two of the four bedrooms feature a walk-in robe and ensuite and the upstairs bedroom opens to a private balcony with lake glimpses. Immersed in nature with bushland reserve at the rear, simply exit the backyard for direct access to walking and mountain bike trails. Enjoying a location of pure bliss, this prestige setting allows you to stroll to the foreshore and a fabulous dog-friendly park with a playground, basketball court and skatepark.- Prominent street appeal, elevated and featuring plenty of architectural finesse- Stylish kitchen featuring Blackbutt timber floors, black granite surfaces, stainless appliances, and Bosch dishwasher- Free-flowing living zones anchored by the kitchen, the main flows to a lake-facing private balcony- Four generous bedrooms, two with an ensuite, main bathroom with spa bath and separate shower- Stunning pool room with Grecian blue mosaic tiles line the indoor pool closed within a huge raked ceiling vicinity and an adjoining bathroom for ultimate convenience- Freshly painted with new carpets throughout- Large laundry and adjacent powder room recently fully renovated and fitted out with quality cabinetry- Automatic oversized double garage with room for 2x cars, bikes or Jet Ski in front. Plus a large driveway to accommodate four more cars - 22 panel (6.6kw) solar system, solar heating to pool, zoned ducted AC- Wake to the sound of birdsong from visiting Kookaburras and many more- North facing private and low maintenance backyard - Cul-de-sac location, only metres from the foreshore and dog-friendly Thomas Halton Park at Croudace Bay- Located between the shopping hub of Belmont and the cafes of Warners Bay- Close to postcard Valentine Village and minutes to Charlestown for a full retail experience- Zoned for well-respected Eleebana Public and Warners Bay High Schools- Premium setting within a neighbourly street of high quality homes