

**26 Birubi Close, Eleebana, NSW 2282**



**House For Sale**

Monday, 25 December 2023

26 Birubi Close, Eleebana, NSW 2282

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1009 m2**

**Type: House**



Anthony Di Nardo  
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Nelson Woods  
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## EOI | Closing 9th Feb at 5.00pm

Breathtaking views combine with freshly schemed interiors to create a modern, family lifestyle home one of the lake's premium suburbs. Atop a secure garage, this residence is recently renovated and set at an aspect to take full advantage of the stunning views, forming the perfect backdrop to daily life. Spotted Gum flooring flows throughout open plan living while the modern kitchen with high-end appliances and generous storage opens to the lovely rear garden. Life will be largely living within the bright open plan zone, and area that guides you to the huge entertainer's verandah with front row seating to lake's bright blue expanse. Rounding out the home's footprint are three bedrooms, the master equipped with a luxe ensuite, WIR and verandah access. Adding weight to this property is DA approval already in place for subdivision of the land, and with rear access via Lorton Lane, this is a lucrative asset indeed.

- Spectacular views over Lake Macquarie from the entertainer's verandah, lounge and master bedroom
- Spacious kitchen with Ceasarstone benchtops, large pantry Fisher & Paykel dual-drawer dishwasher and island bench with seating for four
- Fully renovated main bathroom and ensuite with rain shower heads, spa bath in main, both fully tiled
- Two additional well-appointed bedrooms with large BIRs and new carpet
- Fully fitted internal laundry; ducted reverse cycle AC throughout
- Freshly painted exterior with solar panels and system installed
- Safe and enclosed terraced rear garden with established vegetable beds
- New Colourbond shed at rear of property
- Secure garage, driveway parking and extra OSP via Lorton Lane
- DA approval in place for 500sqm/509sqm subdivision, future options abound
- Zoned for excellent schools and a quick drive to the local boat ramp
- Cycle, walk or drive 3km to Warners Bay's celebrated food and shopping hub