

# 37 Grovelake Close, Eleebana, NSW 2282



## Sold House

Saturday, 2 December 2023

37 Grovelake Close, Eleebana, NSW 2282

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 816 m<sup>2</sup>

Type: House



Vlado Zvicer  
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**\$1,355,000**

Located in a peaceful cul-de-sac with stunning views of Lake Macquarie, this two-storey brick home offers a picturesque backdrop to create family memories. The upper level of this grand residence features a master bedroom with walk-in robe, three additional bedrooms with built-in robes and ceiling fans, two flexible living spaces, new carpet and hybrid flooring, and split system air-conditioning. The spacious kitchen has a walk-in pantry, dishwasher and gas cooking, but it's the breathtaking lake views from the kitchen windows that really steal the show and will have you fighting over who does the dishes. The lower level includes an additional living room with bathroom, a fifth bedroom and a home office, providing the space and flexibility to meet the needs of a growing family. A double garage and room for three additional vehicles means you can make the most of the lakeside lifestyle without worrying about where to park your boat, and the flat rear yard offers privacy and a natural bush outlook. With a lake vista and the added bonus of backing onto bushland, you might be surprised that Eleebana Public School is just a 3 minute drive away and the Croudace Bay foreshore is also 3 minutes from your door. Relax in your family sanctuary or enjoy the thriving lakeside communities of Belmont and Warners Bay less than 10 minutes away.

816 sqm block with lake views and backing on to bushland  
Master bedroom with walk-in robe and ensuite  
Four additional bedrooms, three with built-in robes and ceiling fans  
Spacious kitchen with walk-in pantry, gas cooking and impressive lake views  
Split-system air-conditioning on upper level + new carpets and hybrid flooring installed in 2022  
Three flexible living spaces and a home office or optional 6th bedroom  
Freshly painted throughout, new lighting, walk-in linen cupboard, new gas instantaneous hot water system  
Double garage with remote door, plus off-street parking for another 3 vehicles  
1.6km to Croudace Bay skate park and playground, 2.1km to Eleebana Public School, 4.5km to Belmont Hospital and 4.8km to Warners Bay shops and restaurants  
Rental Appraisal \$900 pw  
Water rates \$825.42 pa  
Land rates \$2,412.01 pa  
Contact your Premier agents Vlado Zvicer and Rodney Goodwin for more information before this amazing home is sold.

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.