

42 Ian Street, Eleebana, NSW 2282



Sold House

Saturday, 13 January 2024

42 Ian Street, Eleebana, NSW 2282

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 568 m2

Type: House



Kristy McCabe
0249596577



Sarah Dutch
0249596577

\$113,000

Presenting a quality 4 bedroom home with an incredible outdoor entertaining space to enjoy the great outdoors! The location is perfectly situated on the level area of Eleebana where the kids can walk to our Eleebana Public School and the family can ride their bikes to the lake front pathways. The home offers space to park the caravan out the front and a double garage which is currently a hobby room. Inside, the open plan kitchen allows you to keep an eye on the family and enjoy the inside or outside TV areas. The hardwood decking is enormous to host the birthday parties, and the kids and pets can enjoy the grassed yard. The formal living is elegant, with a clever office nook. The master is quietly up the front, and the kids rooms are nestled together to share the magnificent feature bathroom. There is so no money to spend with this low maintenance home so be quick to inspect because if you love it you can buy it! * Beautifully renovated home* Open plan living, and lounge, flowing out onto the incredible entertaining area, which features merbau decking with roofing and ceiling fan - the perfect place to enjoy a morning cuppa or afternoon beverage whilst watching the kids or pets play* Well manicured yard and gardens with plenty of space and potential for pool* Fire pit area with bench seating, another great area for hosting and entertaining* Carpeted and elegant formal living room, full of natural light, and includes additional space with built in desk for home office* Oversized dining room flowing onto formal living space* 4 spacious bedrooms, all with ceiling fans and double door wardrobes, 3 of which are in close proximity to the renovated main bathroom* The master, at the front of the home, includes a spacious step in robe, as well as an updated ensuite* Renovated Hamptons style kitchen features an island bench, Westinghouse range and oven, gas cooktop, dishwasher, as well as plenty of cupboard and storage space* Hardwood floors throughout, carpet in bedrooms* Split system air conditioning in both living rooms, providing comfort all year round* Double garage, currently used as a hobby room and provides plenty of storage* Room for parking trailer, van, boat or other toys out the front of the home* Solar hot water tank installed February 2023* The location is perfectly situated on the level area of Eleebana where the kids can walk to our Eleebana Public School and the family can ride their bikes to the lake front pathways* Council rates approx. \$542.70 per quarter, Water rates approx. \$456.72 per quarter* Rental potential of \$950.00 to \$1,000.00 per week From all of us at Ray White Warners Bay- North Lake Macquarie - Toronto - Wangi Wangi , we wish you every success in the search for your next property. If you would like more detail on this or to chat about one of the many other properties we have available please call or email us today. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document