

5/44 Linden Avenue, Eleebana, NSW 2282



Villa For Sale

Thursday, 16 May 2024

5/44 Linden Avenue, Eleebana, NSW 2282

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Kathleen Matinlassi



Sydney Matinlassi
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\$710,000 - \$749,000

Proudly presenting an immaculate two bedroom villa in Eleebana's most sought after location. Come to discover the immaculate renovations, the sunny aspect and large open courtyard this villa has to offer. Positioned in the level location of this beautiful suburb, this villa features level walks from your door to the lakefront pathways that span from Eleebana to Speers Point Park. Upon entering your home, your living room is light and bright with large windows allowing ample sunlight to fill the spaces. Your kitchen features a large window and cozy dining space. Ceiling fans and split cycle air-conditioning in the living room and master bedroom keep you comfortable throughout the seasons. The master bedroom has a large window looking over your courtyard and a three-door mirror wardrobe. The second double bedroom/office/hobbies room has a built-in wardrobe. Separate laundry leading to your private courtyard with part-covered for dining and part-open for your gardening. The garage has an auto door with room for car and motorbike and entry through to private courtyard. Pets welcome upon Strata confirmation. Features- Renovations 12 months old, new carpet throughout- Living room features ceiling fan, split-cycle AC and LED downlights. Large windows allow for ample sunlight- Kitchen features stone bench tops, induction cooking and oven. Cozy dining space. Large window for more natural light to fill the space- Master bedroom features split-cycle AC, large window looking over courtyard, new carpet, 3-door mirror wardrobe- Second bedroom/office is double with wardrobe- Private courtyard with tool shed, part-covered with new cover- Laundry with linen and easy access to courtyard and laundry line- Garage features auto door, back entry through to courtyard, room for car and motorbike- Level walk to Cagney Tennis Academy, Eleebana Oval, Eleebana foreshore lakefront pathways spanning to Speers Point, Eleebana boat ramp- Feeder schools Eleebana Public School and Warners Bay High School.- Strata fees approx. \$546.69 per quarter- Water rates approx. \$357.39 per quarter- Council rates approx. \$392.70 per quarter There are only 15 villas in the complex and peaceful long-term residents, you will instantly feel at home. If you need to sell to buy, just ask me how. This is not going to auction, so we shall see you at the opens or contact me to inspect. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.