

**6 Toohey Cv, Eleebana, NSW, 2282**

 LJ Hooker

**House For Sale**

Wednesday, 14 August 2024

6 Toohey Cv, Eleebana, NSW, 2282

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Quality Retreat with all the Makings of a Long Term Home

Positioned within a sleepy no-through road and on Lake Macquarie's doorstep, this quality-built home holds a terrific Eleebana address and rests upon a large and level block. Tightly-held and continually upgraded, this is an idyllic retreat for families seeking a long term home within a prestige suburb and pairs stylish interiors with a location that fuses safety with lifestyle convenience. Serving up formal and informal living and dining zones, four bedrooms, two bathrooms and a perfect north-facing entertainment area that will rise to any family occasion, here is a home that delivers on space and location, sharing in the spoils of Lake Macquarie's shoreline, well-respected schools, and the buzzing cafe hub of Warners Bay.

- \* Brick-built and proudly maintained family home positioned on a secure and level approximate 630sqm parcel.
- \* Attached double garage with indoor access fitted with individual doors, one automatic.
- \* Three distinct living zones, one an open-style lounge/dining area, two boasting large bay windows.
- \* Modernised kitchen offering plenty of storage and prep space, a gas cooktop and wall oven.
- \* Four bedrooms, three appointed with BIRs, the main with spacious WIR and ensuite.
- \* Bright and airy family bathroom with bath, laundry with external access.
- \* Split-system air conditioning to keep you comfortable across the seasons.
- \* Finished in a calm and neutral colour scheme.
- \* Substantial outdoor entertaining area flaunting a high-pitched roofline with ceiling fan and a clear view of the backyard (cubby house included).
- \* Neatly landscaped grounds with established lawn and secure fencing.
- \* In the catchment area of prized Eleebana Public and Warners Bay High Schools.
- \* 1.7km to popular Croudace Bay Park and its skate facilities and foreshore.
- \* 4.7km to Warners Bay coffee hub and shopping facilities.
- \* Cherished family-oriented community moments from the waters edge.