

12/44 Linden Avenue, Eleebana, NSW 2282

THE AGENCY

Unit For Sale

Friday, 5 July 2024

12/44 Linden Avenue, Eleebana, NSW 2282

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Unit



Brad Thornton

\$700,000 - \$750,000

Nestled in a quiet cul-de-sac within a tight-knit community of 15 villas, this low-maintenance, single-level home is perfectly established for retirees, downsizers or professionals looking for simplicity and a lifestyle of absolute convenience. While interiors burst with potential for a more contemporary vibe, they are immaculately presented with a practical layout. Those after an active lifestyle will love the mere 400m stroll to a leisure playground where you can start your day with a sail or kayak and end it with a lakeside cycle at sunset. With local parks and walking trails, quality schools, and popular cafes and boutique stores at Warners Bay so close to home, where else would you rather be?- Single-level villa minutes from every convenience and Lake Macquarie's shores- Two robed bedrooms; one bathroom with separate toilet - Open-plan living/dining, 3rd bedroom/study, ducted A/C and ceiling fans - Secure remote control single garage with internal access. Low-maintenance, fully-fenced backyard- Perfect opportunity for retirees, downsizers or professionals with update potential- Quiet cul-de-sac location within neighbourhood community- Stroll to Eleebana Oval, Lions Park and Public School, tennis courts and lakeside cycleway- 5mins drive to Warners Bay cafes and boutique stores, 12mins to Belmont Hospital and 20mins to major retail