

10 Bridgewater Close, ELEEBANA, NSW 2282

Entertainer's Dream - Modern Luxury with Pool, Designer Kitchen & Expansive Entertaining Area

Welcome to your dream home in the heart of Eleebana, a true entertainer's paradise that combines modern elegance with effortless lifestyle. This stunning residence boasts a sleek, contemporary kitchen, beautifully renovated bathrooms, sparkling in-ground pool, and a vast entertaining area designed for unforgettable gatherings. Perfectly positioned in a sought-after location, this home offers the ultimate blend of luxury, comfort, and convenience.

Step inside this expansive home and be welcomed by a light-filled open plan living, kitchen, and dining area, complete with striking raked ceilings that enhance the sense of space and style. The thoughtfully designed ground floor offers convenience and comfort, featuring the spacious main bedroom with a stylish ensuite and walk-in robe, plus a second generously sized bedroom. A cozy sitting room provides the perfect spot to relax, with serene views over the entertaining area and pool. Completing the layout is a modern laundry and toilet, with the added bonus of internal access from the double garage.

Downstairs, the home continues to impress with two additional bedrooms thoughtfully separated by a spacious family room, showcasing stunning polished concrete floors. The beautifully renovated main bathroom exudes luxury, featuring a sleek vanity, shower, bath, and toilet. Flooded with natural light through expansive glass windows,

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TYPE: For Sale

INTERNET ID: 92P1328

SALE DETAILS

Guide \$1,550,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
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the family room also includes a sliding door that opens onto a covered outdoor sitting area.

The expansive covered entertaining area, complete with a built-in bar, is an entertainer's dream, only surpassed by the show-stopping pool that takes centre stage. Surrounded by tropical gardens, the outdoor space offers a private oasis that invites relaxation and celebration alike. Whether you're hosting family gatherings, festive celebrations, or simply unwinding after a long day, this incredible outdoor retreat delivers the ultimate lifestyle experience.

Close to several well-regarded schools including Eleebana Public School (5 mins) and Warners Bay High School (10 mins). Multiple shopping choices include Warners Bay Village Shopping Centre (10 mins) and Charlestown Square Shopping Centre (15 mins). Points of interest include Croudace Bay (2 mins), Eleebana Playground, Oval and Tennis Complex (2 mins), Belmont Hospital (9 mins), Lake Macquarie Private Hospital (10 mins), while being an easy drive to the Pacific Highway and into Newcastle CBD.

The features of this property are as follows:

- 4 Bedrooms (main with ensuite & walk-in robe, minor bedrooms have built-in robes)
- 2 Modern Tiled Bathrooms
- Entertainers Kitchen
- Open Plan Living & Dining Area
- Modern Laundry & Storage
- Sitting Area
- Family Room
- Covered Entertaining Area
- Inground Pool
- Double Garage with auto door & internal access
- Established landscaped gardens
- Raked ceilings
- Plantation Shutters
- Split System Air Conditioning
- Ceiling Fans
- Storage Under Stairs
- 859msq block

Council (land) Rates - \$602.27 approx. per quarter.

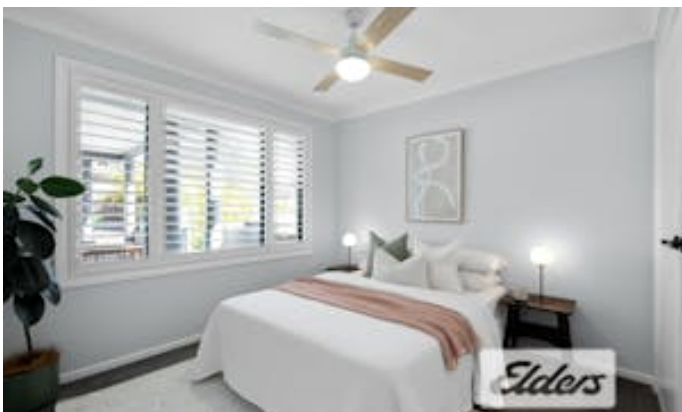
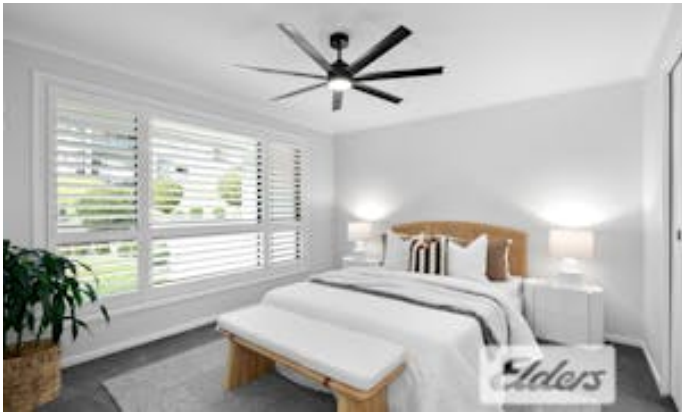
Water Rates - \$270 approx. per third + usage.

Rent Potential - \$1,000 per week.

A copy of the contract for sale is available upon request for your information.

- Land Area 859.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









10 BRIDGEWATER CLOSE, ELEEBANA



TOTAL: 172 m²
 FLOOR 1: 65 m², FLOOR 2: 107 m²
 EXCLUDED AREAS: PORCH: 92 m², GARAGE: 33 m², BALCONY: 16 m²,
 PATIO: 78 m², DECK: 26 m²
 WALLS: 20 m²

Floor And Site Plans Are Provided For Marketing Purposes Only. Measurements Are Approximate And Not To Scale. Interested Persons Should Rely On Their Own Enquiries.

