

28/57 Burton Rd, Eleebana, NSW 2282

Preview

Villa 3 2 1



## Eleebana Residences - A Welcoming Haven

Tucked within a quiet and friendly complex, this beautifully presented Over 55's villa offers easy, low-maintenance living designed with comfort and connection in mind. From the spacious open-plan interiors to the dual courtyards and vibrant community atmosphere, this is a home that promises both independence and belonging.

### Open for Inspection

Sat, 07 Feb 2026 - 1:00 PM to 1:30 PM

- \* Three well-proportioned bedrooms, main with private ensuite for added comfort
- \* Light-filled open-plan living area with direct access to the front covered courtyard
- \* Second generous rear courtyard, perfect for morning coffees or entertaining guests
- \* Step-free single-level layout, ideal for easy mobility and long-term comfort
- \* Access to a residents-only community centre for gatherings, events, and social connection
- \* No expensive upfront, entry fees or exit fees
- \* Affordable Strata levies

Positioned in a peaceful enclave surrounded by like-minded neighbours, this villa is ideal for those seeking a secure and connected lifestyle. Whether it's a casual chat with friendly neighbours, attending community functions, or simply enjoying the tranquil setting, this is living with heart.

Despite its serene surrounds, you're just a short drive to the bustling hubs of Charlestown and Warners Bay, where shopping, medical facilities, and cafes are all close at hand. For downsizers or retirees looking to simplify without compromise, this villa offers a warm, welcoming lifestyle in one of the area's most cherished over 55s communities.

Council: Lake Macquarie

Land Rates: \$1312pa approx

Water Rates: \$821pa approx

Strata Levies: \$3075pa approx

### 'PREVIEW'

This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price. Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property.

### Listed By

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