



26 Leura Crescent Turramurra, NSW

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### Spacious Over 55s Villa in 'Eden Ridge'

This home presents an exceptional opportunity in the highly sought-after 'Eden Ridge' village, exclusively reserved for over 55s. This beautiful residence seamlessly blends indoor and outdoor living and offers a low maintenance and peaceful lifestyle. Situated close to Ku-Ring-Gai National Park, North Turramurra Village and North Turramurra Golf Course.

- Communal recreational areas with a swimming pool, clubhouse & BBQ facilities
- Bright, airy and versatile open-plan relaxed living spaces
- Living and dining areas flow seamlessly to the large patio area
- Master bedroom with an ensuite, built-in robes, access to the patio
- Two additional double bedrooms, both with built-in robes
- Full bathroom with shower, laundry with ample storage, 100L water tank
- Internal access to the double garage
- Landscaped gardens to the front and rear



**Anna Cavill**

0401 333 981



**Andy Howden**

0423 264 989



Site Plan

|                 |           |
|-----------------|-----------|
| Internal Living | : 127 sqm |
| External Living | : 54 sqm  |
| Parking         | : 29 sqm  |
| Total           | : 210 sqm |



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.