

4 Goldanah Avenue, Nagambie

A Lakeside Lifestyle Awaits in the Heart of Elloura

From the moment you arrive at 4 Goldanah Avenue, there's an immediate sense of calm that comes from being so close to the water. Set within the highly regarded Elloura Estate, this home sits in a pocket of Nagambie where life slows down just enough for you to savour it: morning walks along the lake, afternoons by the pool, weekends on the tennis court, and the luxury of resort style living woven into everyday life.

Stepping inside, the home opens up with a light filled confidence, its thoughtful double storey design inviting you to explore. On the ground floor, the layout feels wonderfully versatile. Multiple bedrooms create options for family, guests or multigenerational living, while the three-way bathroom - with its relaxing spa - adds a touch of indulgence to the practical flow of the home. A spacious second living area sits tucked away downstairs, the kind of room that effortlessly becomes whatever you need it to be: a kids' retreat, a quiet work from home space, or a comfortable zone for visitors. Even the under-stair storage has been transformed - fully tiled, painted and enclosed with a glass door - into a surprisingly charming nook for hobbies, play or even a pampered pet. The laundry, fitted with a full kitchenette, adds another layer of flexibility. Whether you're hosting long staying guests, managing busy family life or simply love the convenience of a second

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FOR SALE
\$720,000 - \$780,000

VIEW
Sat 23rd May @ 1:00PM - 1:30PM

AGENTS
Sally Long
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AGENCY
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Interested parties must rely solely on their own enquiries.



prep space, it's a feature that elevates the home's functionality in a way you don't often see.

Upstairs, the home reveals its heart. The open plan kitchen, dining and living zone is beautifully finished with stone benchtops, quality appliances and a generous island bench that naturally becomes the gathering point. Sunlight pours in, drawing you out to the elevated balcony where you can pause, breathe and take in glimpses toward the lake - just enough to remind you how close you are to the water's edge. The primary suite sits privately on this level, offering a peaceful retreat with its walk-in robe and ensuite. It feels intentionally separate from the activity below, giving you a quiet sanctuary at the end of each day.

Living in Elloura Estate means more than just owning a beautiful home - it's a lifestyle. Residents enjoy exclusive access to resort style facilities including a swimming pool, tennis courts and beautifully maintained communal spaces, all designed to enhance the sense of community and leisure that defines this lakeside enclave. And of course, the location is quintessential Nagambie: moments from the lake, walking tracks and the town centre, where cafes, shops and everyday conveniences are all within easy reach. It's a place where weekends feel longer, where the water becomes part of your rhythm, and where coming home feels like arriving at your own private retreat. 4 Goldanah Avenue is more than a home: it's an invitation to live beautifully, with space, style and the kind of lifestyle that only Nagambie's lakeside estates can offer.

Please contact Sally Long on 0477 437 281 if you have any queries or to arrange an inspection.

MORE DETAILS

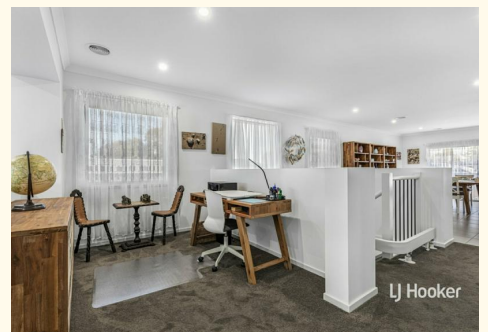
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Property Type	House
Land Area	411 m2
Including	Ensuite Study Toilets (3) Balcony Outdoor Entertaining

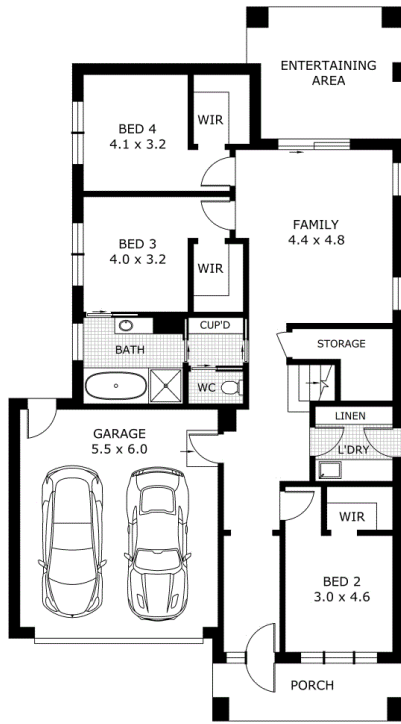
Sally Long 0477 437 281

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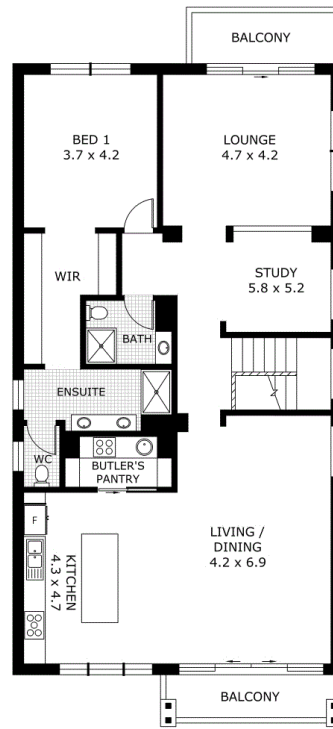
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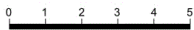




GROUND FLOOR



FIRST FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

First Floor - 138.7 m²
 Ground Fl - 102.1 m²
 Garage - 33.0 m²
 Total - 273.8 m²



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