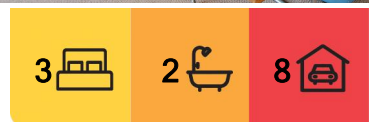


## Eagle Point, 16 Lake Victoria Road

SPACIOUS AND UNIQUE LIFESTYLE RETREAT CLOSE TO THE GIPPSLAND LAKES

Discover a beautifully maintained one owner home nestled on a sprawling 6708sqm lifestyle allotment near the Gippsland Lakes. Designed for comfort and functionality, this unique property offers a perfect blend of relaxation and activity. The welcoming entry leads to a spacious, light filled open plan living area with north facing windows, while the well equipped kitchen features ample bench space, glass splashbacks, a dishwasher, wall oven and electric cooktop. A versatile study includes a built in desk and storage, complementing the home's three bedrooms, including a master suite with a walk in robe and ensuite with a walk in shower. A dedicated theatre room with a projector and equipment promises entertaining movie nights and a large laundry with extensive storage and bench space adds convenience. The home also features internal garage access, 8 solar panels, a ducted vacuum system and split system heating and cooling. Outdoors, enjoy a 14m x 7m colorbond shed with high clearance roller doors, a 6m x 6m workshop or garage, easy care landscaping and a fully netted vegetable garden. Situated



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**Lorraine Edlington**  
0437 532 860  
[ledlington.paynesville@ljhooker.com.au](mailto:ledlington.paynesville@ljhooker.com.au)



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near walking tracks, golf and bowls clubs and a local school, it's only 5 minutes to Paynesville and 10 minutes to Bairnsdale. With room for additional shedding, a pool, or a tennis court, this property offers endless potential. Explore fishing, boating and the beauty of the Gippsland Lakes from this serene retreat.

## More About this Property

<b>Property ID</b>	MAGFCA
<b>Property Type</b>	House
<b>House Size</b>	287 m2
<b>Land Area</b>	6708 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Dishwasher Built-in-Robes Fully Fenced Remote Garage Solar Panels 8 Solar Panels

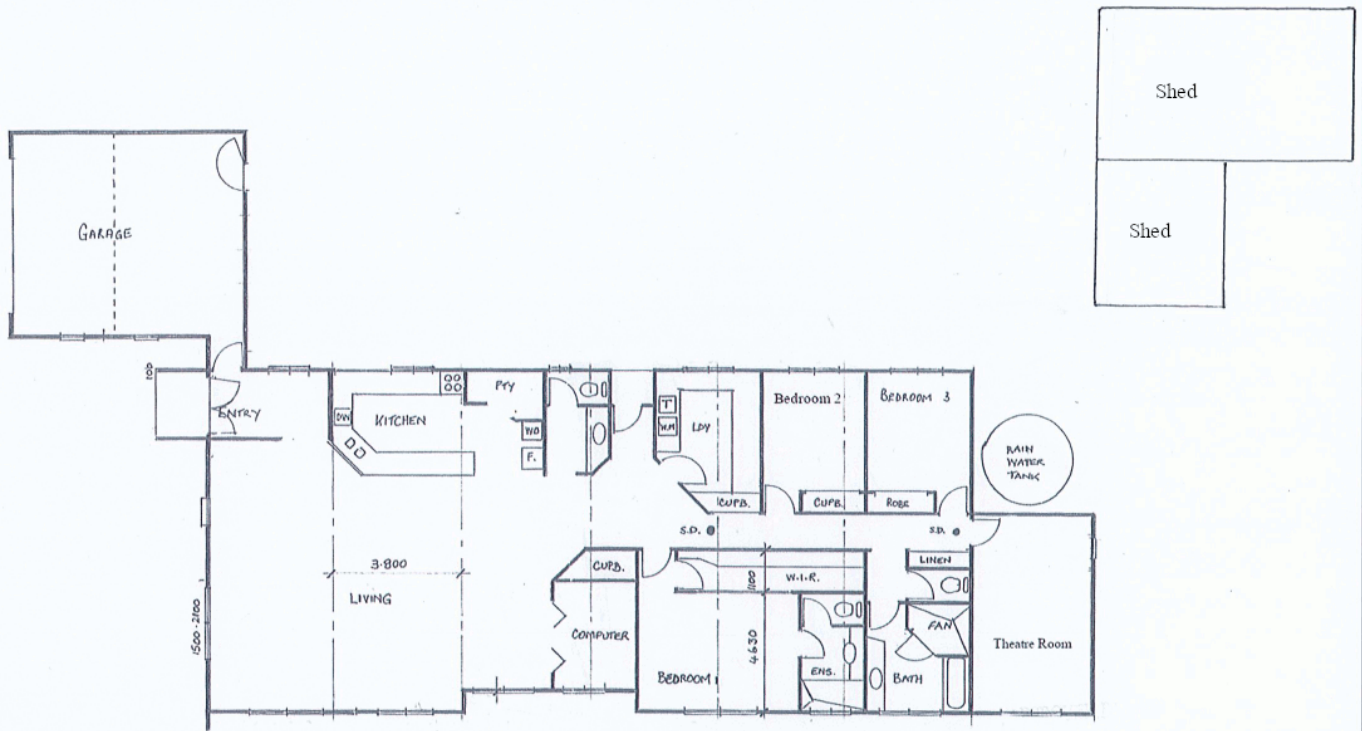
**Lorraine Edlington 0437 532 860**  
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Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements or doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



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