



19 Aquabella Drive, Eagle Point

MODERN ELEGANCE IN EAGLE BAY RISE ESTATE

Positioned in the prestigious Eagle Bay Rise Estate, this modern home offers an exceptional blend of style, comfort and low maintenance living. Designed with thoughtful separation of spaces and a seamless indoor outdoor flow, it's the ideal choice for families, retirees, or anyone seeking a contemporary lifestyle in a premium location.

A welcoming entry hall sets the tone, with a study to one side and a spacious second living area to the other. From here the home opens into the impressive main living zone, complete with a gas log fire and split system for year round comfort. Double glazed windows and vinyl plank flooring enhance the home's warmth and modern appeal. Sliding doors provide seamless access to the covered outdoor entertaining area, perfect for relaxed gatherings.

The stylish kitchen is fitted with stone topped benches, excellent storage, a walk-in pantry, 900mm gas/electric Belling stove and dishwasher.

The master bedroom is privately positioned at the rear and features a walk-in robe and ensuite with an oversized shower and stone topped vanity. The additional two bedrooms are placed away from the master and are serviced by a chic central bathroom and separate toilet. Practical features include 8'6" ceilings and internal access to the

3  2  2 

FOR SALE
\$695,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

double garage with auto door.

Outdoors, the professionally landscaped, low maintenance gardens feature an automatic watering system and a second deck perfectly placed to capture distant lake views. The property adjoins a reserve and is just a short walk to the waterfront, enhancing its exceptional lifestyle appeal.

MORE DETAILS

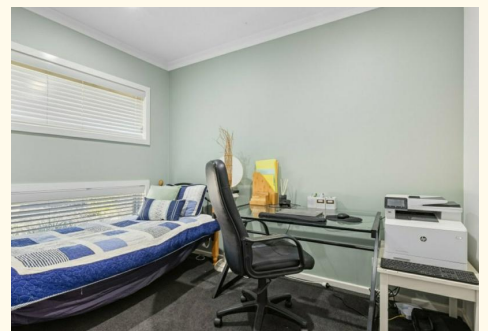
Property ID	MPGFCA
Property Type	House
House Size	283.3 m2
Land Area	1122 m2
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Hot Water

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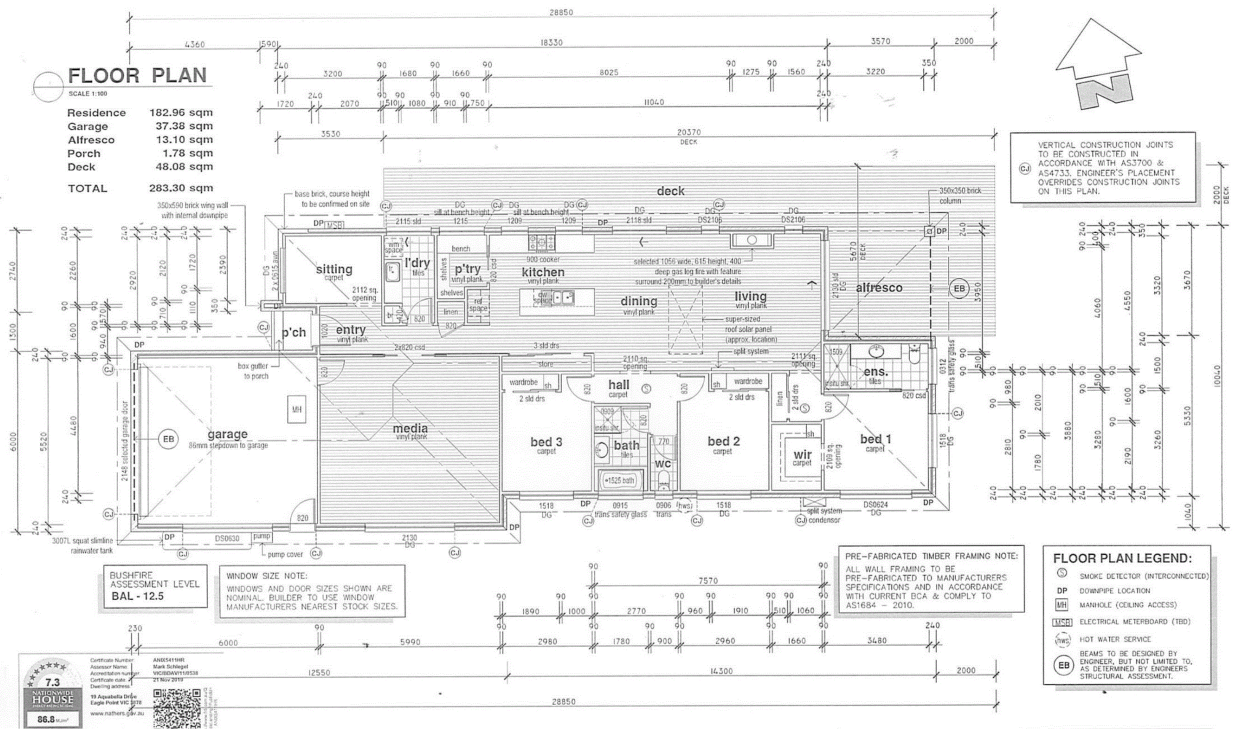
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FLOOR PLAN

SCALE 1:100

Residence	182.96 sqm
Garage	37.38 sqm
Alfresco	13.10 sqm
Porch	1.78 sqm
Deck	48.08 sqm
TOTAL	283.30 sqm



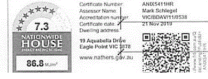
VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 & AS4733. ENGINEER'S PLACEMENT OVERRIDES CONSTRUCTION JOINTS ON THIS PLAN.

BUSHFIRE ASSESSMENT LEVEL BAL - 12.5

WINDOW SIZE NOTE: WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDERS TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

PRE-FABRICATED TIMBER FRAMING NOTE: ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT BCA & COMPLY TO AS1684 - 2010.

FLOOR PLAN LEGEND:
 (S) SMOKE DETECTOR (INTERCONNECTED)
 DP DOWNPIPE LOCATION
 MH MANHOLE (LOADING ACCESS)
 E ELECTRICAL METERBOARD (TED)
 HWS HOT WATER SERVICE
 EB BEAMS TO BE DESIGNED BY ENGINEER, BUT NOT LIMITED TO, AS DETERMINED BY ENGINEER'S STRUCTURAL ASSESSMENT.



Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of 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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