



## Eagle Point, 209 Bay Road

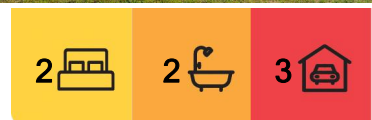
### WATERFRONT RESERVE RETREAT WITH JETTY BERTH

Experience the ultimate waterfront lifestyle with this exceptional property, offering direct access to the water, your own jetty berth and a front row seat to breathtaking sunrises over the lake. Whether swimming, paddling, or boating from your doorstep, or simply enjoying the abundant birdlife and ever changing lake and mountain vistas, this is a home that captivates at every turn.

Fully renovated in 2005, the home boasts a functional floor plan designed for comfort and entertaining. The open plan living area with a northern orientation features exposed timber beams, a gas log fire with a timber mantle and seamless access to a spacious covered deck, all framed by uninterrupted views of the lake and mountains.

The kitchen is a cook's delight, offering ample bench and cupboard space and a 900mm gas/electric oven. A large studio/second living area with cathedral ceilings adds versatility and could easily be converted into two additional bedrooms if desired.

The master suite provides a serene retreat with a walk-in robe and an ensuite featuring an



**For Sale**  
Please Call

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[ljhooker.com.au/MDSFCA](http://ljhooker.com.au/MDSFCA)

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oversized shower. A second bedroom with built-in robes; a dedicated study and a combination laundry/bathroom with shower and toilet complete the interior. Modern comforts include split system heating and cooling for year round enjoyment. Outside, the property continues to impress. Landscaped native gardens surround the home, while a double garage with an auto door and hardboard lined interior, a garden shed, under house storage and a carport add practicality. Vehicle access through the carport to the water's edge is a standout feature, ensuring convenience for boat lovers. Situated close to the walking track along the water's edge to Paynesville, the golf and bowls club and the boat ramp, this property offers a lifestyle of unparalleled leisure and beauty.

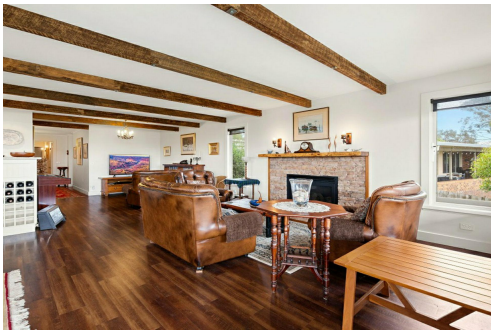
Your waterfront dream awaits, don't miss the chance to make it your own!

## More About this Property

Property ID	MDSFCA
Property Type	House
House Size	198 m2
Land Area	1019 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

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## GROUND FLOOR PLAN

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