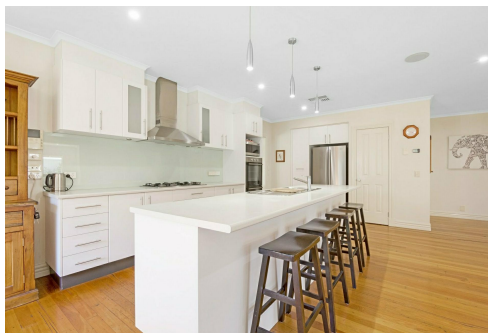




Eagle Point, 30 Lake Victoria Road

CHARACTER HOME ON LIFESTYLE ALLOTMENT - 4675M2 WITH IMPRESSIVE SHED

Nestled amidst stunning gardens on a sprawling 4694m2 allotment, this lifestyle property offers the perfect blend of space, comfort and functionality. The spacious 33sq home boasts polished hardwood floors throughout the living areas, creating a warm and inviting atmosphere.

Upon entering, you are greeted by double doors leading to the entry hall, formal lounge overlooks the meticulously landscaped garden, providing a serene backdrop for relaxation. The open plan living room seamlessly connects to the large covered entertaining area, ideal for hosting gatherings or simply enjoying the outdoors.

The home features four bedrooms, including a master with a large ensuite complete with a spa, twin basins, an oversized shower and a separate toilet. A study offers a quiet space to work or study from home. The oversized garage provides ample space for vehicles and storage.

Additional features include a wood heater, ducted gas heating, ducted evaporative cooling,

4

3

8

For Sale
Please Call

View
ljhooker.com.au/M4VFCA

Contact
Lorraine Edlington
0437 532 860
ledlington.paynesville@ljhooker.com.au



LJ Hooker Paynesville
(03) 5156 6166

Disclaimer: 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.

8'6" ceilings, ducted vacuuming and a dishwasher. Verandahs surround the home, offering plenty of outdoor living space to enjoy the peaceful surroundings.

The impressive 10m x 21m colorbond shed is a highlight, featuring 3.6m high doors, a shower, toilet, mezzanine and gantry, fulfilling every man's dream workshop or storage space. The home is run on tank water with 15000 gallon storage but can also be operated on town water.

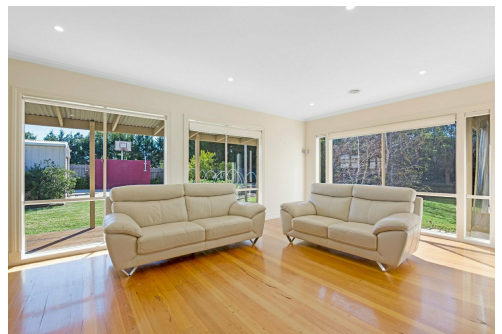
Located close to the Gippsland Lakes, boat ramp, primary school, golf, and bowls club, this property offers a lifestyle of convenience and comfort. Don't miss this opportunity to own your dream home in a picturesque setting.

More About this Property

Property ID	M4VFCA
Property Type	House
House Size	308.27 m ²
Land Area	4694 m ²
Including	Ensuite Study Ducted Cooling Ducted Heating Evaporative Cooling Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Electric Gate

Lorraine Edlington 0437 532 860
 Officer In Effective Control | Licensed Estate Agent |
ledlington.paynesville@ljhooker.com.au

LJ Hooker Paynesville (03) 5156 6166
 25A Esplanade, PAYNESVILLE VIC 3880
paynesville.ljhooker.com.au | paynesville@ljhooker.com.au



Disclaimer: 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 Paynesville
(03) 5156 6166