



74 Eagle Point Road, Eagle Point

4 2 5

#### FOR SALE

\$750,000 - \$780,000

#### VIEW

By Appointment

#### AGENTS

Lorraine Edlington  
0437 532 860

[ledlington.paynesville@ljhooker.com.au](mailto:ledlington.paynesville@ljhooker.com.au)

#### AGENCY

LJ Hooker Paynesville | Lakes Entrance  
| Metung  
(03) 5156 6166

Set amidst beautifully established, park like gardens on a generous 4274m<sup>2</sup> allotment, this charming country style home offers space, comfort and a relaxed lifestyle in the heart of Eagle Point. Ideally positioned close to the waterfront, school, golf and bowls clubs and boat ramp, it combines peaceful surrounds with everyday convenience.

A welcoming entry foyer leads through to the formal lounge and dining room before flowing into the light filled kitchen and family area. This central living space features updated vinyl plank flooring and opens directly to the verandah, creating a seamless connection between indoor and outdoor living. The kitchen has been refreshed with updated benchtops and tiled splashback, offering both practicality and style.

Accommodation includes four well proportioned bedrooms. The master bedroom enjoys a charming bay window, along with a walk-in robe and ensuite, while the remaining bedrooms are serviced by a family bathroom, separate toilet and laundry.

Comfort is assured year round with a cosy wood heater and electric heating and cooling. The verandahs are fitted with sun blinds, providing a wonderful spot to relax and enjoy warm summer days overlooking the tranquil gardens.

Outside, the property continues to impress with a double garage, a covered and paved outdoor entertaining area, a high clearance shed with workshop and a second shed offering excellent additional storage options.

Just five minutes from Paynesville and ten minutes from Bairnsdale, this delightful home invites you to embrace the relaxed Eagle Point lifestyle, with nearby walking tracks, abundant birdlife and the Gippsland Lakes all close at hand.

## MORE DETAILS

Property ID	MR6FCA
Property Type	House
Land Area	4274 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced

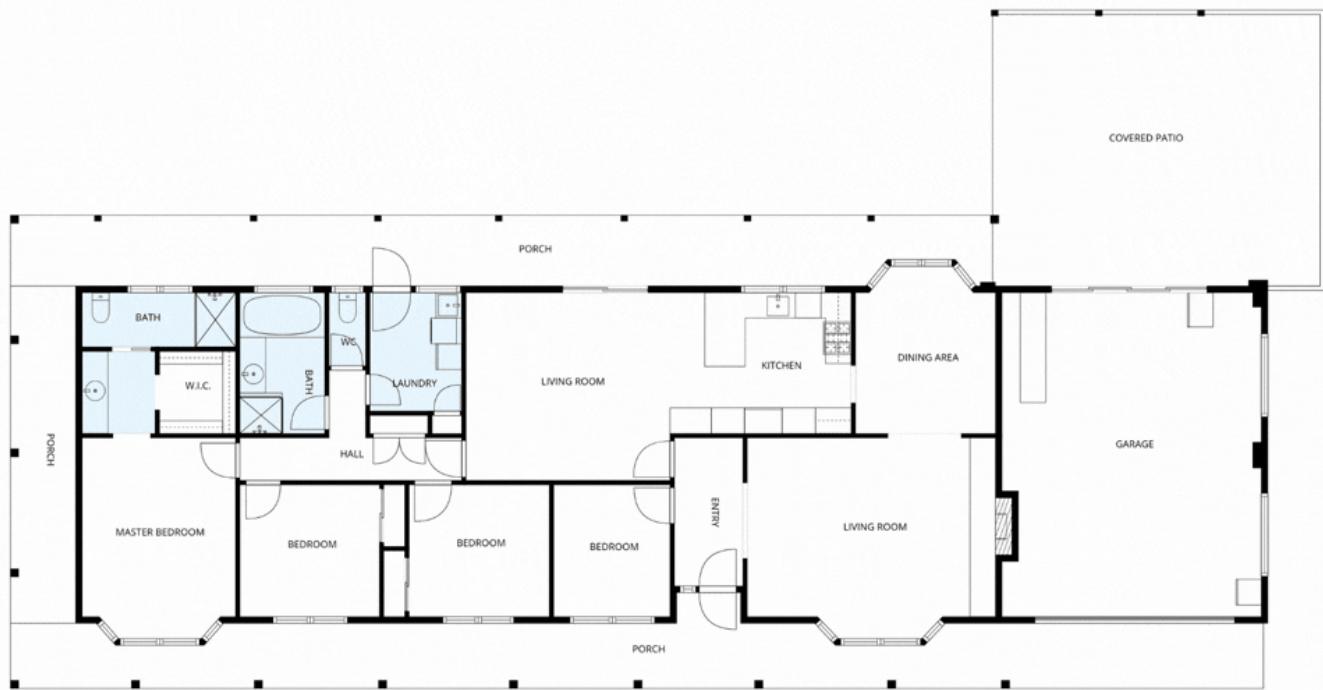


## Lorraine Edlington 0437 532 860

Officer In Effective Control | Licensed Estate Agent |  
[ledlington.paynesville@ljhooker.com.au](mailto:ledlington.paynesville@ljhooker.com.au)

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25A Esplanade, PAYNESVILLE VIC 3880  
[paynesville.ljhooker.com.au](http://paynesville.ljhooker.com.au) | [paynesville@ljhooker.com.au](mailto:paynesville@ljhooker.com.au)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only.

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**