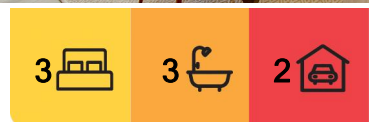


Newlands Arm, 10 & 10A Lake Fair Rise

CHARMING HOME WITH SELF CONTAINED UNIT, MOMENTS FROM GIPPSLAND LAKES

Set on a generous 1756m2 allotment, this delightful home offers an inviting light filled living area, warmed by a cosy wood heater, that seamlessly opens onto a covered outdoor space perfect for entertaining. The kitchen features gas cooking and an island bench, ideal for home chefs. The master bedroom boasts a walk-in robe and ensuite, while the second bedroom with built-in robes is serviced by a stylish family bathroom. A separate study and internal access to the garage add convenience.

A standout feature is the fully self-contained detached unit, perfect for accommodating extended family or generating income through holiday letting. The property also provides ample parking for caravans and boats, with room for a shed. The established gardens create a peaceful atmosphere, all while being close to walking tracks, the Gippsland Lakes and a nearby boat ramp. Complete with split system heating and cooling, this property is an exceptional lifestyle opportunity.



For Sale
\$635,000

View
By Appointment

Contact
Lorraine Edlington
0437 532 860
ledlington.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 | Lakes Entrance | Metung
(03) 5156 6166

More About this Property

Property ID	M8JFCA
Property Type	House
Land Area	1756 m2
Including	Ensuite Study Air Conditioning Toilets (3) Outdoor Entertaining Built-in-Robes Remote Garage

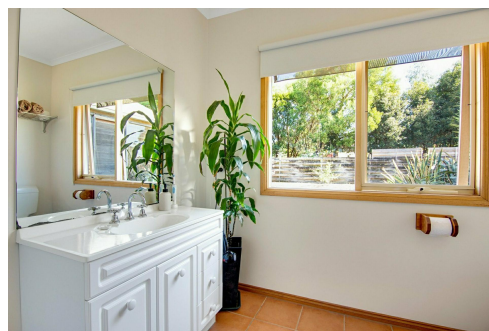
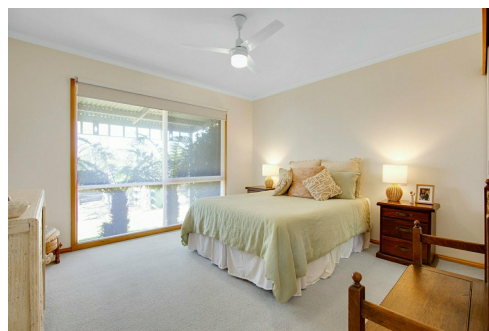
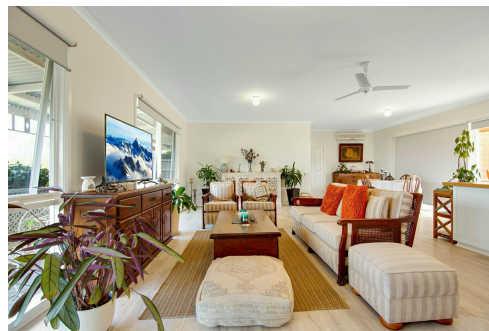
Lorraine Edlington 0437 532 860

Officer In Effective Control | Licensed Estate Agent |
ledlington.paynesville@ljhooker.com.au

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

25A Esplanade, PAYNESVILLE VIC 3880

paynesville.ljhooker.com.au | paynesville@ljhooker.com.au



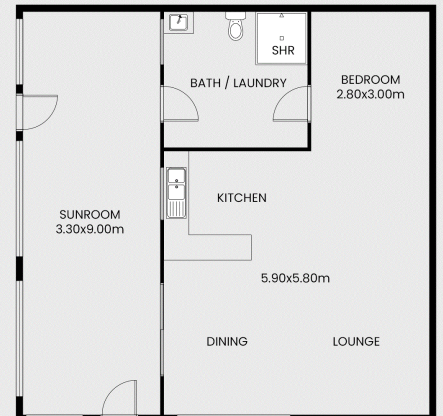
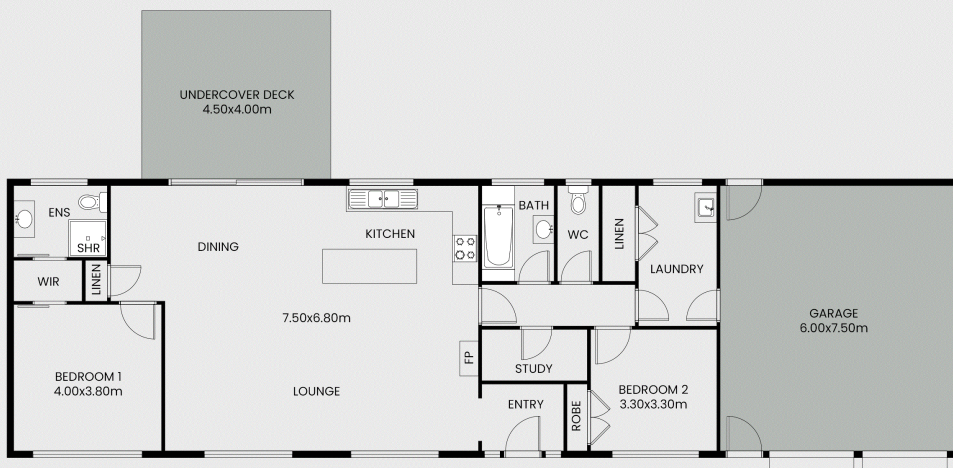
Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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

10 Lake Fair Rise, Newlands Arm, VIC, 3875.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN



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 | Lakes
Entrance | Metung
(03) 5156 6166**