



10 Acrux Drive, Newlands Arm




## CHARMING HOME WITH FLEXIBLE LIVING OPTIONS

Perfectly positioned just moments from the waterfront, this inviting home offers a generous layout and a welcoming atmosphere on a spacious 1,161m<sup>2</sup> allotment. Step inside through the entry foyer to discover a light filled open plan living area featuring stunning cathedral ceilings, a cosy wood heater and split system heating/cooling, seamlessly connecting to the covered outdoor area for effortless entertaining.

The well appointed kitchen provides abundant bench space and storage, a wall oven and a dishwasher ideal for family living. Three bedrooms are thoughtfully zoned at one end of the home, including the master with a walk-in robe and bathroom. The fourth bedroom is located at the rear, complete with its own split system and adjoining living area and bathroom opening onto the deck, perfect for visitors, parents, or teenagers seeking privacy.

Additional highlights include a north/east facing front verandah, 16 solar panels for energy efficiency, an oversized double carport with 3m clearance, a 6m x 6m garage, water tank, garden shed and vehicle access down both sides of the property.

With nothing to do but move in and enjoy, this property offers space, flexibility and a relaxed lifestyle close to the water.

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Paynesville | Lakes Entrance

| Metung

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 LJ Hooker

## MORE DETAILS

Property ID MMEFCA  
Property Type House  
Land Area 1161 m2  
Including Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Solar Panels  
Water Tank

**Lorraine Edlington 0437 532 860**

Officer In Effective Control | Licensed Estate Agent |  
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floorplan

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