



22 Ironbark Circuit, Newlands Arm

## CHARMING HOME ON SPACIOUS ALLOTMENT NEAR THE WATERFRONT




Set on an expansive 1656m<sup>2</sup> allotment on the edge of town, this inviting home offers a peaceful lifestyle surrounded by established native gardens, while being just moments from the waterfront and boat ramp.

Step inside to discover a warm and welcoming open plan living area, highlighted by stunning timber-lined cathedral ceilings that create a sense of space and character. The living zone seamlessly connects to the front verandah, providing the perfect spot to relax and enjoy views over the beautifully maintained gardens. The well appointed kitchen features an electric oven, gas cooktop, dishwasher and generous bench space.

The home comprises three comfortable bedrooms, with the master enjoying convenient direct access to the central bathroom.

Outside, the property continues to impress with a garage and carport combination, a garden shed for additional storage and a dedicated van port, perfect for those with boats or caravans. The expansive grounds offer plenty of space to enjoy the outdoors, all within a quiet and tranquil setting.

This is a wonderful opportunity to secure a charming home in a

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### FOR SALE

Please Call

### AGENTS

Lorraine Edlington

0437 532 860

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### AGENCY

LJ Hooker Paynesville | Lakes Entrance

| Metung

(03) 5156 6166

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 **LJ Hooker**

sought after location, ideal for those seeking space, serenity, and easy access to the water.

## MORE DETAILS

Property ID	MT8FCA
Property Type	House
Land Area	1656 m2
Including	Air Conditioning Toilets (1) Built-in-Robes

**Lorraine Edlington 0437 532 860**

Officer In Effective Control | Licensed Estate Agent |  
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