



## Newlands Arm, 28 Kyra Court

### Tranquil Lifestyle Retreat with Home, Studio & Shedding

Set on 4 acres approx, this fantastic lifestyle property offers space, comfort and versatility in a picturesque setting. The beautifully presented home features a formal lounge with hardwood flooring, an open plan living area that flows onto a spacious deck where you can enjoy glimpses of the Newlands Arm Backwater and countryside. The well equipped kitchen is the heart of the home, complete with an island bench and a walk in pantry. The master bedroom includes built-in robes and an ensuite, while two additional spacious bedrooms, both with built-in robes, are serviced by a central bathroom. A full verandah wraps around the home, providing shade and protection from the summer heat. For those in need of extra space, the property includes a 9.5m x 9.5m garage/workshop with roller doors and 3 phase power, plus an adjoining two bedroom studio featuring an open plan living area, kitchen and bathroom- a perfect blank canvas for extended family, guests, or a creative retreat.

Enjoy the freedom of country style living, with established trees lining the driveway and plenty of space to create a garden, grow vegetables, or simply relax. Direct access to the

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3

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**For Sale**  
\$875,000

**View**  
[ljhooker.com.au/MEPFCA](http://ljhooker.com.au/MEPFCA)

**Contact**  
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**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.

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**(03) 5156 6166**

walking track leading to Newlands Arm, along with proximity to the waterfront and boat ramp, completes this idyllic lifestyle package.

## More About this Property

<b>Property ID</b>	MEPFCA
<b>Property Type</b>	House
<b>House Size</b>	366.72 m2
<b>Land Area</b>	1.67 hectare
<b>Including</b>	Air Conditioning Toilets (3) Built-in-Robes Water Tank

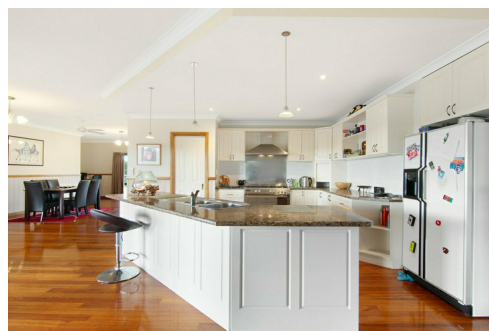
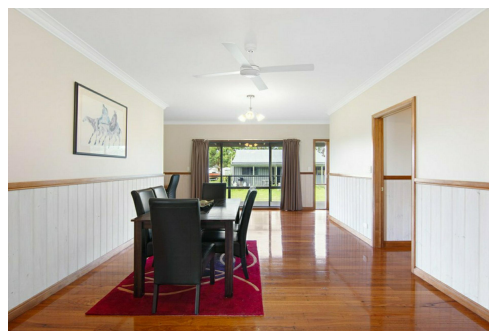
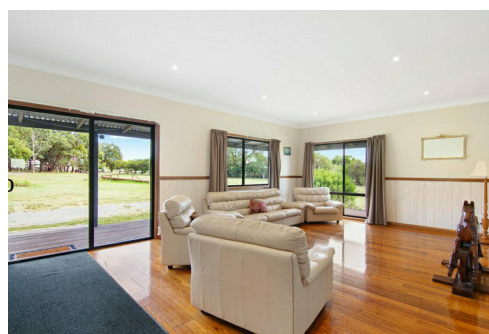
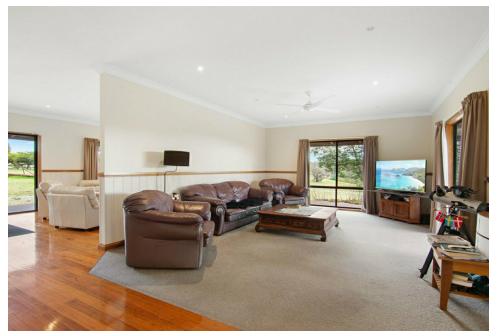
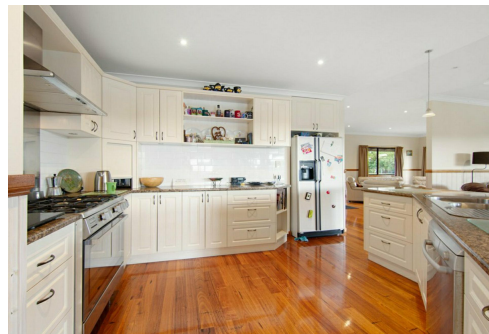
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**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com 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.

**28 Kyra Court, Newlands Arm**