



3 Landfall Avenue, Newlands Arm




## IMPECCABLE MODERN HOME WITH SHEDDING CLOSE TO THE WATERFRONT

Presenting like new and built to an exceptional standard, this spacious residence truly has it all. Perfectly positioned on a generous 1161m<sup>2</sup> allotment just moments from the waterfront and boat ramp, the home combines style, comfort and functionality.

Step inside via the inviting wide entry hall and discover three generous bedrooms, each with built-in robes, plus a study with built-in desk, third living room and a beautifully appointed main bathroom. The master suite is thoughtfully zoned away from the other bedrooms and boasts a walk-in robe, stylish ensuite with oversized shower, twin basin vanity and separate toilet.

Living and entertaining are a breeze with a formal lounge, expansive open plan living and dining area with vinyl plank flooring and seamless access to the covered outdoor living space with a sunny northern aspect. The well designed kitchen includes a breakfast bar, 900mm electric/gas stove, dishwasher and a walk-in pantry complete with extra bench space and storage.

Additional features include 8'6" ceilings, roller blinds, downlights, split system heating/cooling and abundant storage throughout. Vehicle accommodation is well catered for with a double garage offering

4  2  8 

**FOR SALE**  
\$849,000

### AGENTS

Lorraine Edlington  
0437 532 860  
ledlington.paynesville@ljhooker.com.au

### AGENCY

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

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**

internal access to the home, plus excellent access to the impressive 18m x 7m shed/carport combo with 3.2m high clearance perfect for the boat or caravan.

## MORE DETAILS

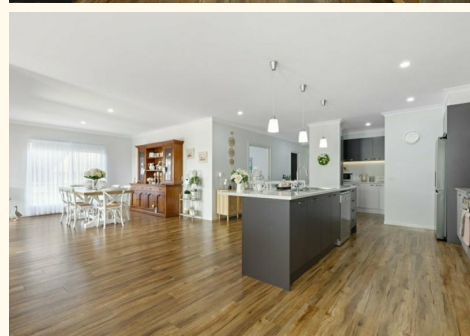
|               |                      |
|---------------|----------------------|
| Property ID   | MKUFGA               |
| Property Type | House                |
| House Size    | 283.59 m2            |
| Land Area     | 1161 m2              |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (2)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |
|               | Remote Garage        |
|               | Solar Hot Water      |

**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.