

Paynesville, 10 Ilfracombe Way

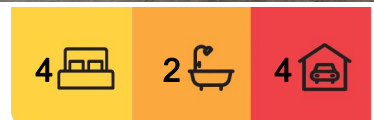
MODERN LUXURY NEAR THE LAKE

This 32.9 sq home, built in 2023, combines style and functionality just moments from the lake. The grand entry opens to a theatre room with block-out drapes for the full theatre experience, while the open plan living area flows seamlessly to a covered alfresco with day/night blinds, perfect for entertaining.

The modern kitchen features stone benchtops, a 900mm oven, an island, and a spacious walk-in pantry. Four generously sized bedrooms all include walk-in robes and ceiling fans, with the master suite offering a freestanding bath, twin shower, and separate toilet.

A standout feature is the 30 panel solar system, battery ready for off grid storage, providing significant savings on energy bills.

Additional features include a walk-in linen cupboard, zoned ducted heating and cooling, 9' ceilings, and a wired security camera system. The property also offers low maintenance



For Sale
\$829,000

View
By Appointment

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



LJ Hooker Paynesville
(03) 5156 6166

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.

gardens, a second driveway, and a Colorbond shed, perfect for a workshop, extra vehicle and storage space.

More About this Property

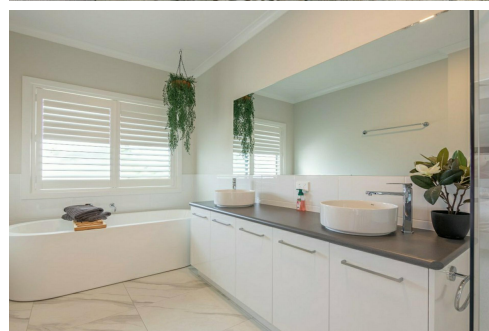
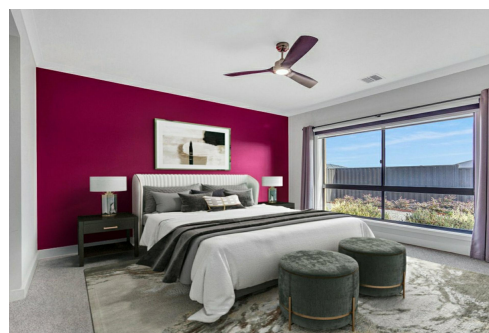
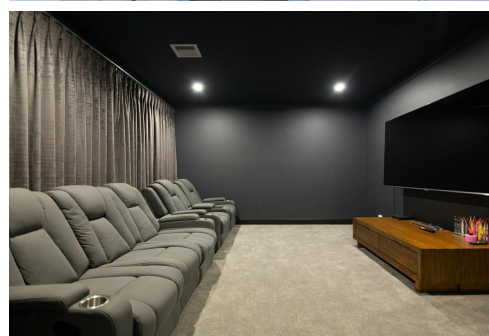
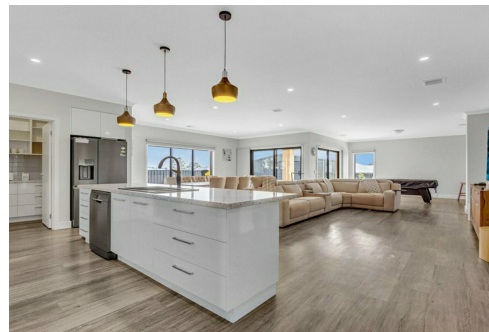
Property ID	MCEFCA
Property Type	House
House Size	305.63 m ²
Land Area	946 m ²
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Fully Fenced Remote Garage Solar Hot Water

Lorraine Edlington 0437 532 860

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

LJ Hooker Paynesville (03) 5156 6166

25A Esplanade, PAYNESVILLE VIC 3880
paynesville.ljhooker.com.au | paynesville@ljhooker.com.au



LJ Hooker Paynesville
(03) 5156 6166

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.



FLOOR PLAN

Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements or doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.

10 Ilfracombe Way Paynesville