



12 Coast Avenue, Paynesville

## SPACIOUS FAMILY LIVING ON 881M2 - WALK TO SCHOOL & PARK

Positioned on a generous 881m2 allotment close to the local school and park, this comfortable family home delivers space, style and practicality in equal measure.

An inviting entry hall welcomes you inside and flows through to a spacious formal lounge, perfect for quiet relaxation, before opening into the expansive open plan living and dining zone. Glass doors connect seamlessly to the outdoor entertaining area, creating an ideal setting for family gatherings and year round enjoyment.

At the heart of the home, the well appointed kitchen is sure to impress, featuring 40mm stone benchtops, a 900mm gas/electric stove, dishwasher and striking glass splashbacks, designed for both functionality and style.

The accommodation comprises four bedrooms, with the generous master suite positioned privately at the front of the home. It boasts a large walk-in robe and a beautifully appointed ensuite complete with oversized shower, twin vanity basins and a separate toilet. The remaining three bedrooms are thoughtfully zoned away from the master and are serviced by a stylish central bathroom, ideal for family living.

4  2  2 

**FOR SALE**  
\$595,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Comfort is assured throughout the seasons with ducted gas heating, a cosy wood heater and evaporative cooling. Internal access from the double garage adds everyday convenience, while vehicle access to the rear yard and a garden shed provide excellent storage and practicality.

Set on a spacious block with room for children and pets to play, and within easy walking distance to the school and park, this is a wonderful opportunity to secure a quality family home in a highly convenient location.

## MORE DETAILS

Property ID	MS3FCA
Property Type	House
House Size	243.55 m2
Land Area	881 m2
Including	Ensuite
	Ducted Heating
	Evaporative Cooling
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Solar Hot Water

**Lorraine Edlington 0437 532 860**

Officer In Effective Control | Licensed Estate Agent |  
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FLOOR PLAN



Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of 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.

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