

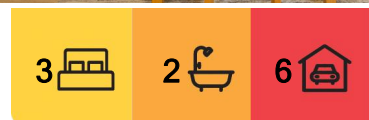
## Paynesville, 14 Kellina Court

### CONTEMPORARY HOME IN EXCLUSIVE LEAFY COURT

Nestled in a prestigious leafy court with direct access to the waterfront via a private walking track, this stylish modern home offers the ultimate lakeside lifestyle.

Step inside to a light filled open plan living area featuring vinyl plank flooring, a cosy wood heater and split system heating and cooling. The space flows seamlessly into a partially enclosed outdoor entertaining area, complete with all weather blinds perfect for year round enjoyment.

The well appointed kitchen is a chef's delight, boasting quality appliances, a dishwasher, expansive bench space, a walk-in pantry and ceiling windows that flood the space with natural light. The master bedroom is a tranquil retreat with serene garden views, a stylish ensuite and both walk-in and built-in robes. Two additional bedrooms with built-in robes and sliding doors to the garden are complemented by a stylish main bathroom. A well equipped laundry provides ample storage, while internal access leads to the double garage with an auto door.



**For Sale**  
\$819,000

**View**  
By Appointment

**Contact**  
**Lorraine Edlington**  
0437 532 860  
ledlington.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.

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**(03) 5156 6166**



For those with boats or caravans, vehicle access to the rear yard leads to a second garage and a high clearance carport, ensuring ample storage for all your recreational needs. The beautifully landscaped gardens complete this exceptional package.

With the lake less than 50 meters from your doorstep, embrace a lifestyle of paddling, boating, or swimming. The scenic waterfront walking track leads to local shops perfect for a morning stroll or walking the dog.

Start your new lifestyle today where the water is always just moments away!



## More About this Property

Property ID	MEMFCA
Property Type	House
Land Area	803 m <sup>2</sup>
Including	Ensuite Air Conditioning Toilets (2) Alarm Spa Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels Water Tank

**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



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# 14 Kellina Court, Paynesville



NOT IN POSITION



archistyle

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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