

## Paynesville, 18 Sunset Boulevard

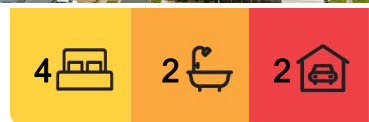
### STYLISH MODERN LIVING IN PRESTIGIOUS EAGLE BAY VILLAGE ESTATE

Welcome to this stylish modern home, set in the sought after Eagle Bay Village Estate. Offering a generous floor plan of approximately 30 squares with 9 foot ceilings, this residence exudes comfort and style. Recently updated with new appliances, fresh paint and carpets, this home is designed to impress.

The sun filled open-plan living area, with its northern orientation, seamlessly connects to a covered outdoor living space. The contemporary kitchen boasts an updated wall oven, dishwasher and ample storage.

A second living room off the entry hall provides extra space for relaxation or entertainment. The spacious master bedroom includes a walk-in robe, ensuite with a spa and a separate toilet. The three additional bedrooms, all with built-in robes, are located at the rear of the home and are serviced by a well appointed family bathroom.

Practicality is key with internal access to the garage featuring an auto door and rear roller door, providing easy access to the low-maintenance backyard. With electric heating and



**For Sale**  
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cooling, 18 solar panels for energy efficiency, a garden shed and a low maintenance garden, this home is the complete package for modern, easy living in a prestigious estate.

## More About this Property

<b>Property ID</b>	M8AFCA
<b>Property Type</b>	House
<b>House Size</b>	285.8 m2
<b>Land Area</b>	764 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Spa Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

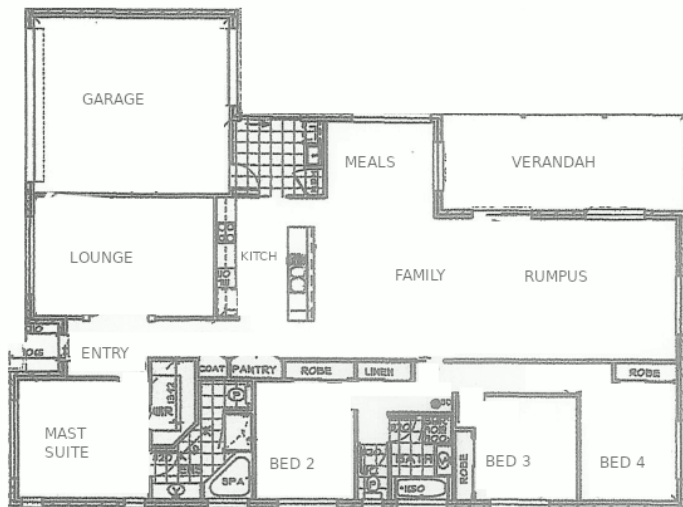
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Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements or doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions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



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