



22 Palm Avenue, Paynesville

## IMMACULATE MODERN HOME IN PRESTIGIOUS ESTATE

Offering an enviable low maintenance lifestyle, this beautifully presented modern home is positioned in one of the area's most sought after estates. Designed with comfort and style in mind, the home features spacious open plan living with vinyl plank flooring, split system heating/cooling and ducted gas heating for year round comfort.

The kitchen is the hub of the home, complete with electric and gas cooking, dishwasher, ample bench space and a walk-in pantry, perfect for the home chef. There are three bedrooms, including a privately positioned master suite at the rear of the home with electric shutters, walk-in robe and ensuite. Bedrooms two and three include built-in robes and are serviced by the main bathroom and separate toilet.

A true highlight is the expansive enclosed outdoor living area, a superb space for entertaining all year round. It comes fully equipped with cabinetry including island bench, rangehood, ceiling fan, wood heater, Weber, bar fridge and a polished concrete floor.

Additional features include internal access to the double garage with auto door and full wall of storage, double sized garden shed and double gates allowing side access to the rear yard, ideal for storing a trailer. Set amidst attractive, low maintenance gardens, this home

3 2 2

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Paynesville | Lakes Entrance

| Metung

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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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offers an exceptional blend of style, practicality and easy living.

## MORE DETAILS

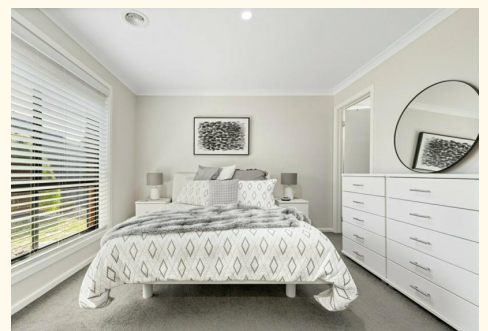
Property ID	MNFFCA
Property Type	House
Land Area	436 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Hot Water

**Lorraine Edlington 0437 532 860**

Officer In Effective Control | Licensed Estate Agent |  
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FLOOR PLAN  
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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.