

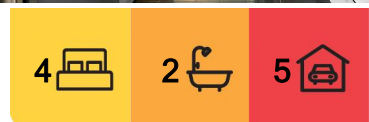
## Paynesville, 23 Gilsenan Street

### GRAND HOME IN PRIME LOCATION

Nestled amidst beautifully landscaped gardens on a generous 972m<sup>2</sup> allotment, this grand and spacious two storey home offers an enviable lifestyle just moments from shops and the waterfront.

A wide entry hall welcomes you into the formal lounge, complete with a gas log fire for warmth and ambiance. The open plan living area at the rear seamlessly connects to the outdoor entertaining space via glass sliding doors, creating a perfect flow for indoor/outdoor living. The well appointed kitchen boasts stone benchtops, a breakfast bar, ample storage, a 900mm electric cooktop and oven and a dishwasher. A study or games room, powder room, laundry and internal access to the double garage complete the lower level.

Upstairs, a fourth living space with a built-in bookshelf provides a quiet retreat. The expansive master bedroom features double entry doors, a ceiling fan, split system, walk-in robe and an ensuite with a large shower. Three additional bedrooms, all with built-in robes, are serviced by a stylish family bathroom. Comfort is assured year round with ducted gas



**For Sale**  
\$875,000

**View**  
By Appointment

**Contact**  
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heating, evaporative cooling and a split system.

The easy access rear yard is a standout, featuring a 12m x 7m Colorbond shed with two roller doors, a PA door and an attached 2.8m x 7m carport ideal for the handyman or hobbyist. Completing this impressive package are 14 solar panels, ensuring energy efficiency.

Enjoy the convenience of being able to walk to shops, restaurants and the picturesque waterfront, making this an exceptional opportunity to secure a stunning home in a prime location.

## More About this Property

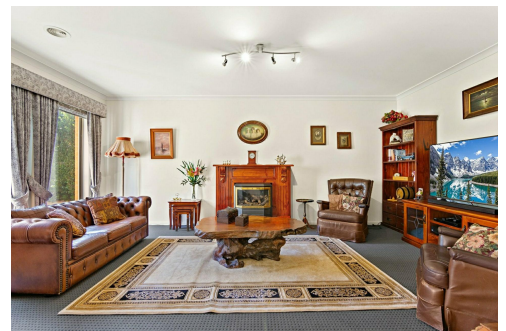
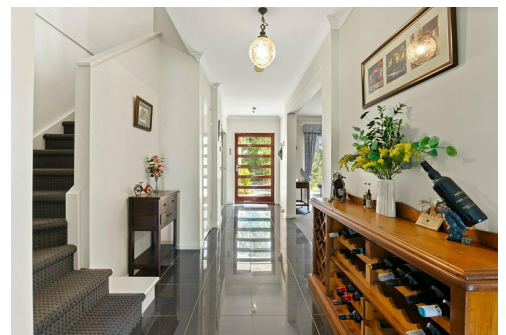
Property ID	MD1FCA
Property Type	House
Land Area	972 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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Officer In Effective Control | Licensed Estate Agent |  
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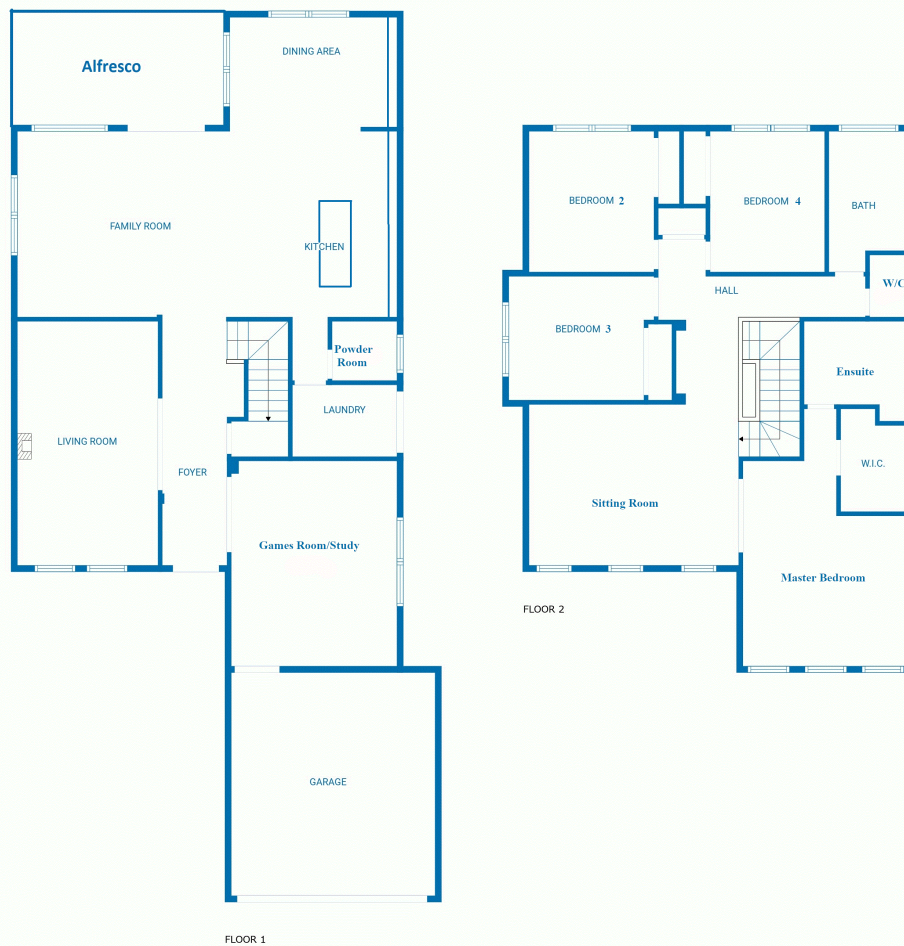
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FLOOR 1



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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