







29B Langford Parade, Paynesville

# CHARACTER, CHARM & CONVENIENCE

Combining timeless character with modern comforts, this inviting home offers a wonderful opportunity to enjoy a relaxed lifestyle in a convenient location, just minutes from the shops and waterfront.
From the moment you step inside, the welcoming entry hall with its beautiful hardwood timber floors sets the tone, flowing through to the comfortable living areas comprising a lounge room, dining room and adjoining kitchen.
The stylish kitchen, only 12 months old, features crisp white cabinetry, generous bench space and storage, electric and gas cooking and a dishwasher, making it both practical and appealing.
The master bedroom is positioned at the front of the home and includes built-in robes, while two further bedrooms provide additional accommodation. The stylish bathroom features an oversized walk-in shower and vanity, complemented by a separate second toilet.
Comfort is assured throughout the seasons with gas heating, a wood heater and split system heating and cooling. Further character features include ornate cornices, while gas/solar hot water adds to the home's practical appeal.
At the rear, a spacious covered decked entertaining area with sunblinds provides the perfect setting for hosting family and friends or simply relaxing outdoors. The backyard also features a Colorbond

3 1 0

**FOR SALE**
$579,000

**VIEW**
By Appointment

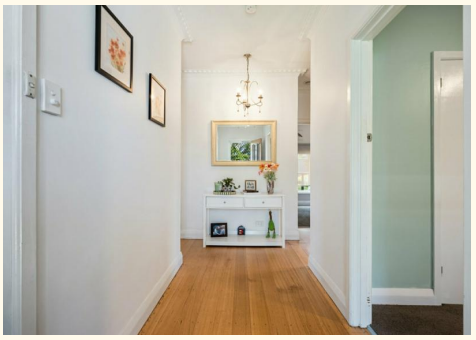
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workshop/storage shed and attractive established gardens. The tiled roof has also been recently resprayed.
One of the home's greatest attractions is its convenient location. Leave the car at home and enjoy an easy stroll to the local shops, or take the nearby walking track along the foreshore for a leisurely walk and enjoy the waterfront lifestyle.
A charming home offering character, comfort and convenience, with plenty to appreciate both inside and out.











## MORE DETAILS

| | |
|---|---|
| Property ID | MYKFCA |
| Property Type | House |
| Land Area | 550 m2 |
| Including | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Fully Fenced |
| | Solar Hot Water |
| | Ceiling fans |
| | solid fuel heater |

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