

## Paynesville, 41 Cumming Street

### COMFORTABLE HOME IN A GREAT LOCATION

Set on a generous 804m2 approx. allotment is this older style home which offers plenty of space, some modern updates and a practical layout. The home features two living areas, with the kitchen and dining area boasting vinyl plank flooring, while the adjoining carpeted lounge features timber dado panelling and split system heating and cooling. The updated kitchen has an electric stove and ample bench space.

With four spacious bedrooms, a bathroom with shower, toilet and vanity, a second separate toilet and a laundry, this home is well suited for families. Outdoor features include two carports and a garage with workshop space. The rear yard is private and inviting, with established bushes and raised vegetable beds for those who love to garden.

Conveniently located near the recreation reserve, school and bowls club, this home is perfect for those seeking a balance of lifestyle and accessibility.

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**For Sale**  
\$400,000

**View**  
[ljhooker.com.au/MCVFCA](http://ljhooker.com.au/MCVFCA)

**Contact**  
**Lorraine Edlington**  
0437 532 860  
[ledlington.paynesville@ljhooker.com.au](mailto: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.

**LJ Hooker Paynesville | Lakes Entrance | Metung**  
**(03) 5156 6166**

# More About this Property

Property ID	MCVFCA
Property Type	House
Land Area	804 m2
Including	Air Conditioning Toilets (2) Deck Built-in-Robes

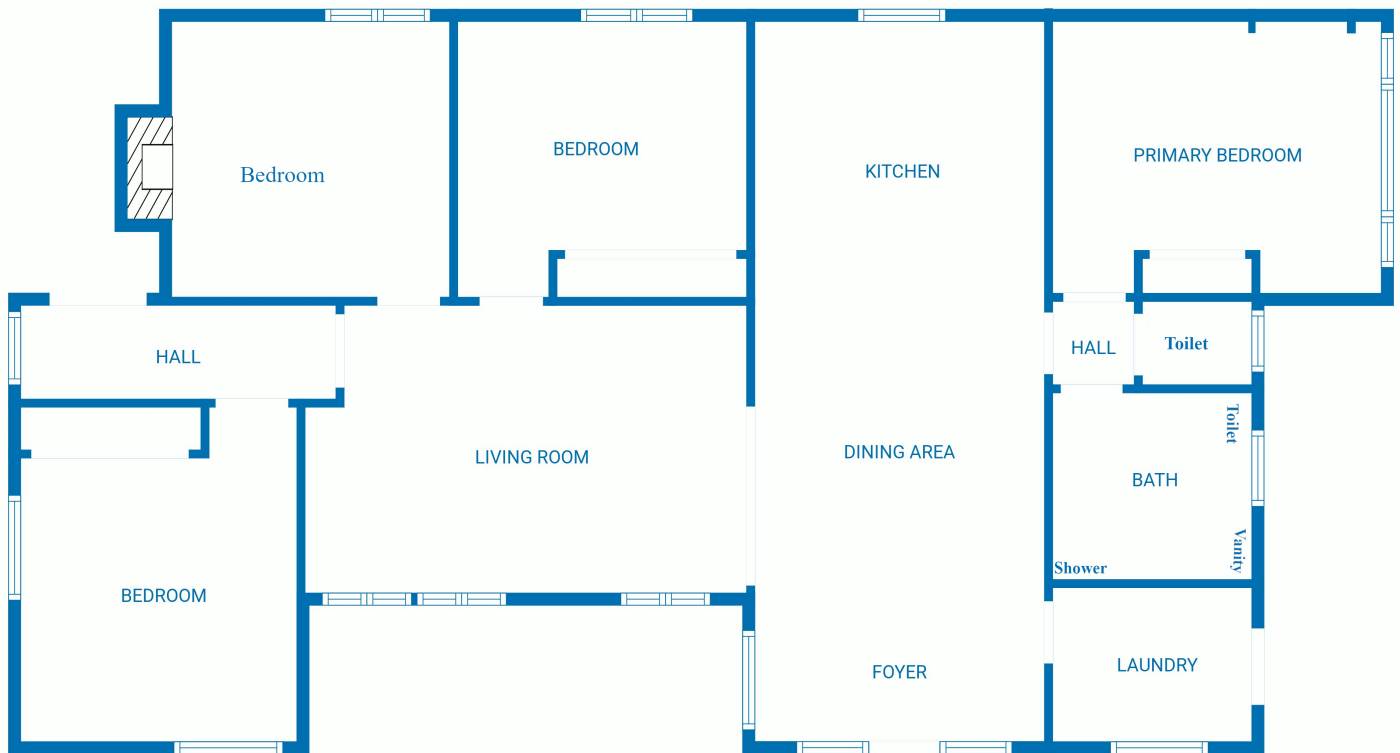
**Lorraine Edlington 0437 532 860**  
Officer In Effective Control | Licensed Estate Agent |  
ledlington.paynesville@ljhooker.com.au

**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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**LJ Hooker**  
Paynesville

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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