

## Paynesville, 6 Waratah Avenue

COMFORTABLE HOME WITH SPACIOUS OUTDOOR LIVING - WALK TO PARK

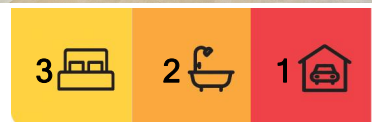
Ideally positioned near Paynesville Park, perfect for your daily stroll with the dog and just a short walk to the shops and waterfront, this comfortable home offers a relaxed lifestyle with spacious outdoor entertaining.

Step inside to a light filled open plan living area featuring updated laminate flooring and seamless flow to an expansive covered outdoor living space. Complete with a wood heater, barbecue/outdoor kitchen, it's the perfect setup for year round entertaining.

The updated kitchen includes refreshed benchtops, while the home comprises three bedrooms, including a master with walk-in robe and ensuite. A central bathroom, separate toilet and laundry provide convenience for everyday living.

Outside, you'll find a carport, a 6m x 3.8m workshop and vehicle access to the rear yard.

The once cherished garden, adorned with numerous potted plants and established greenery, reflects the enjoyment the current owners had in the garden.



**For Sale**  
\$480,000 'New Price'

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

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

## More About this Property

<b>Property ID</b>	MFUFCA
<b>Property Type</b>	House
<b>Land Area</b>	717 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes

**Lorraine Edlington 0437 532 860**

Officer In Effective Control | Licensed Estate Agent |  
ledlington.paynesville@ljhooker.com.au

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