



73 Slip Road, Paynesville

CLOSE TO THE WATERFRONT WITH BUSINESS POTENTIAL & AN ENVIABLE COASTAL LIFESTYLE

Rarely does a property of this calibre become available, combining an exceptional modern residence with expansive office and workshop facilities in a tightly held industrial pocket just metres from the waterfront. Perfectly suited to the car or boat enthusiast, tradesperson or business owner wanting the convenience of operating from home, this outstanding Industrial 3 Zoned property delivers flexibility, lifestyle and quality in equal measure.

Constructed to an impressive standard, the substantial 627sqm building comprises a luxurious 203sqm first floor residence complemented by a versatile 424sqm ground floor office/workshop facility. Upstairs, the sophisticated open plan living area is bathed in natural light through extensive glazing and seamlessly connects to the expansive tiled entertaining deck where you can relax and enjoy beautiful lake vistas. The stunning kitchen is a true centrepiece featuring 40mm granite benchtops, quality Jarrah cabinetry, abundant storage and premium appliances.

A spacious second sitting room with gas log fire provides another

4 3 12

FOR SALE

\$1,250,000

VIEW

By Appointment

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inviting living zone, while the grand master suite enjoys its own viewing balcony, walk-in robe and luxurious ensuite complete with spa bath, shower, separate toilet and striking Jarrah vanity. Two further bedrooms serviced by a combined bathroom/laundry and separate toilet, while an additional tiled deck offers yet another space to enjoy the outdoors.

The ground floor is equally impressive with a massive 317sqm high clearance workshop featuring three phase power, mezzanine storage, kitchenette and toilet facilities. There is also a welcoming entry foyer, two offices, one of which could be a fourth bedroom, spacious tea room, disabled toilet and shower room, creating endless possibilities for business, storage or hobby use.

Further enhancing the property are heating and cooling to most rooms, high ceilings, quality fixtures and fittings throughout, exposed aggregate driveway and double carport.

Positioned just moments from the waterfront and reserve, this truly unique offering allows you to enjoy an enviable lifestyle with boating, fishing and waterfront walks at your doorstep, while also being conveniently close to the Cruiser Club for relaxed meals and afternoon drinks by the water. A rare opportunity to secure a premium lifestyle and business property all in one.

MORE DETAILS

Property ID	MU7FCA
Property Type	House
House Size	627 m2
Land Area	702 m2
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced
	Remote Garage

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

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.

GROUND FLOOR AREA : 424m²
WORKSHOP AREA : 317m²
FIRST FLOOR AREA : 203m²

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