



9 Government Road, Paynesville

Stunning Waterfront Home

Perfectly positioned on the canals and surrounded by prestigious homes, this architecturally designed waterfront residence delivers a lifestyle of luxury, space and tranquillity. With its half share jetty and quick, easy access to the lake, this home is ideal for those seeking to embrace the very best of coastal living, whether it be boating, paddling, or swimming right at your doorstep.

A wide entry hall welcomes you into the heart of the home, leading to the expansive open-plan living area, where soaring ceilings create a sense of light and space. Large sliding doors open onto the entertaining deck, offering uninterrupted canal views, an ideal setting for relaxed alfresco dining or soaking up the serene surrounds.

The home includes a quiet sitting room as well as a study nook. The stunning kitchen is a showpiece, featuring sleek white cabinetry, stone benchtops, quality appliances and walk-in pantry.

There are three generously sized bedrooms, including a luxurious master suite complete with a walk-in robe, stylish ensuite with walk-in shower, large vanity, separate toilet and private sliding door access to a tranquil courtyard.

Internal access from the oversized garage with auto door enhances convenience, while a second fully insulated garage with toilet, basin and rear roller door provides vehicle access to the courtyard - ideal for boat or trailer storage.

Other standout features include:

3 2 3

FOR SALE

\$1,345,000 'NEW PRICE'

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



- Double glazed windows
- Day/night blinds
- Ducted heating and split system heating/cooling
- Ducted vacuum system
- Solar panel system to keep energy costs down
- Underdeck storage area, perfect for canoes and boating gear
- Low-maintenance landscaped gardens

This exceptional waterfront home is the ultimate coastal escape or permanent sanctuary, enjoy the lifestyle you've been dreaming of, right here on the canals.

MORE DETAILS

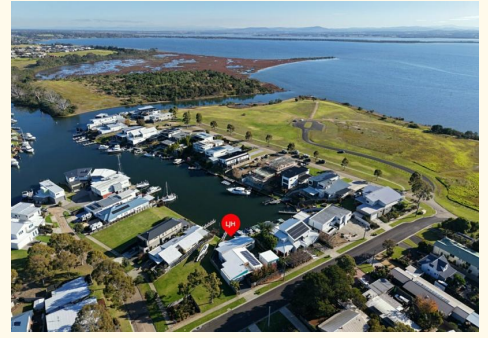
Property ID	MGTFCA
Property Type	House
Land Area	690 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels

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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.