

## Paynesville, 2/7 Langford Parade

DELIGHTFUL UNIT IN PRIME DOWNTOWN LOCATION

Positioned just meters from the IGA, shops, restaurants and the stunning Gippsland Lakes, this delightful unit offers the ultimate in convenience and lifestyle.

The light filled open plan living area features a charming bay window and a northern orientation, while the kitchen boasts updated benchtops for modern functionality. There are two bedrooms, each with built in robes and a well appointed bathroom that includes a bath, shower, updated vanity and direct access to the toilet.

Additional features include a garage with automatic door, a good sized rear yard and a tiled front verandah with glass balustrade perfect for enjoying a coffee while taking in the northern aspect.

Comfort is guaranteed year round with a split system for heating and cooling. Morning walks along the waterfront or daily paddling and swimming are just steps away.

Situated in a quiet three unit complex, this property offers a fantastic opportunity to enjoy the benefits of downtown living.



**For Sale**  
Please Call

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

**Contact**  
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**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

<b>Property ID</b>	MAZFCA
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (1) Built-in-Robes Remote Garage

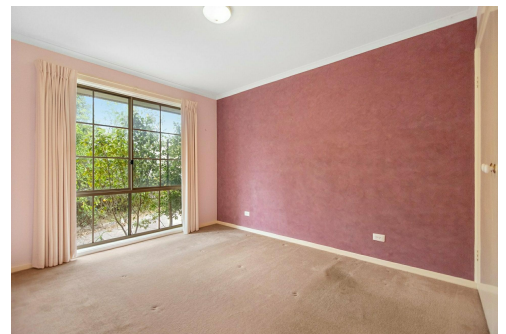
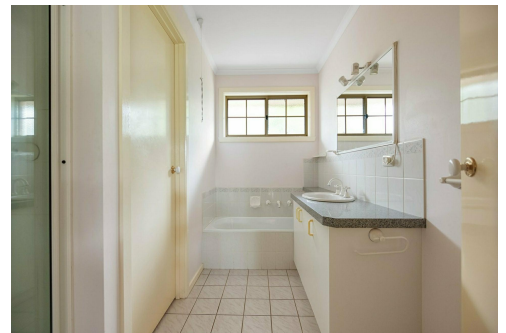
**Lorraine Edlington 0437 532 860**

Officer In Effective Control | Licensed Estate Agent |  
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25A Esplanade, PAYNESVILLE VIC 3880

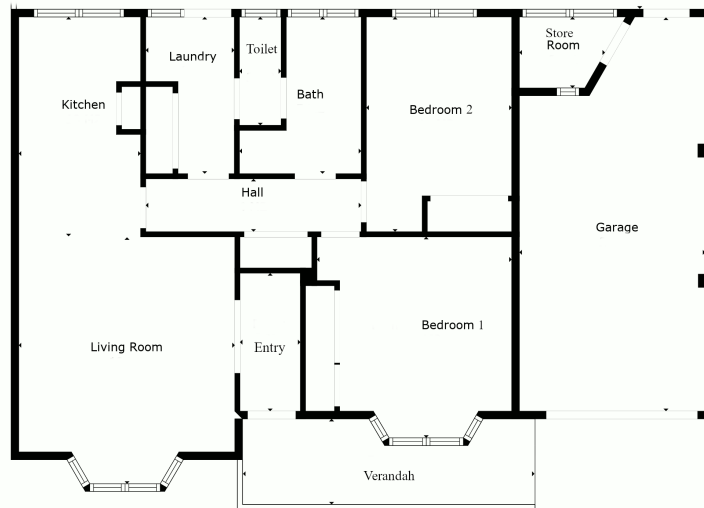
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Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements or doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



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