



Raymond Island, 153 Western Boulevard

WATERFRONT RESERVE RETREAT WITH SPECTACULAR VIEWS & JETTY BERTH

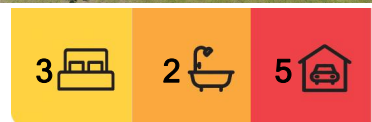
Positioned on a generous 1032m2 waterfront reserve allotment, this builder's own home offers an unrivalled lakeside lifestyle with a jetty berth just 50 meters away. Crafted with quality and attention to detail, the home boasts uninterrupted views across McMillan Strait to Paynesville and the mountains beyond, this is a rare opportunity to secure a home in a truly breathtaking setting.

Step inside to an inviting open plan living area, where soaring 9'ceilings and polished hardwood floors enhance the sense of space and character. The light filled living zone seamlessly connects to the north facing deck, the perfect place to soak in the stunning lake vistas. The kitchen offers an abundance of storage with hardwood cabinetry, a walk-in pantry, an electric wall oven and a charming breakfast nook, all enjoying serene water views. A second deck at the rear provides an additional outdoor retreat.

The master suite captures lake vistas and features a walk-in robe and ensuite. Two additional bedrooms are serviced by a central family bathroom and powder room.



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.



For Sale
\$1,125,000

View
ljhooker.com.au/ME4FCA

Contact
Lorraine Edlington
0437 532 860
ledlington.paynesville@ljhooker.com.au

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

Thoughtfully incorporating recycled materials, the home exudes warmth and character while offering year round comfort with two split systems and a wood heater.

Outside, the property continues to impress with a 9m x 7.5m shed featuring a high clearance 3.4m door, a high clearance van port and a second carport adjoining the home.

Surrounded by native wildlife, including koalas and an abundance of birdlife, this is a tranquil escape where you can enjoy waterfront walks, boating, swimming and fishing right at your doorstep.

Offering some of the best lake vistas available, this enviable waterfront lifestyle is ready for you to enjoy.

More About this Property

Property ID	ME4FCA
Property Type	House
Land Area	1032 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes

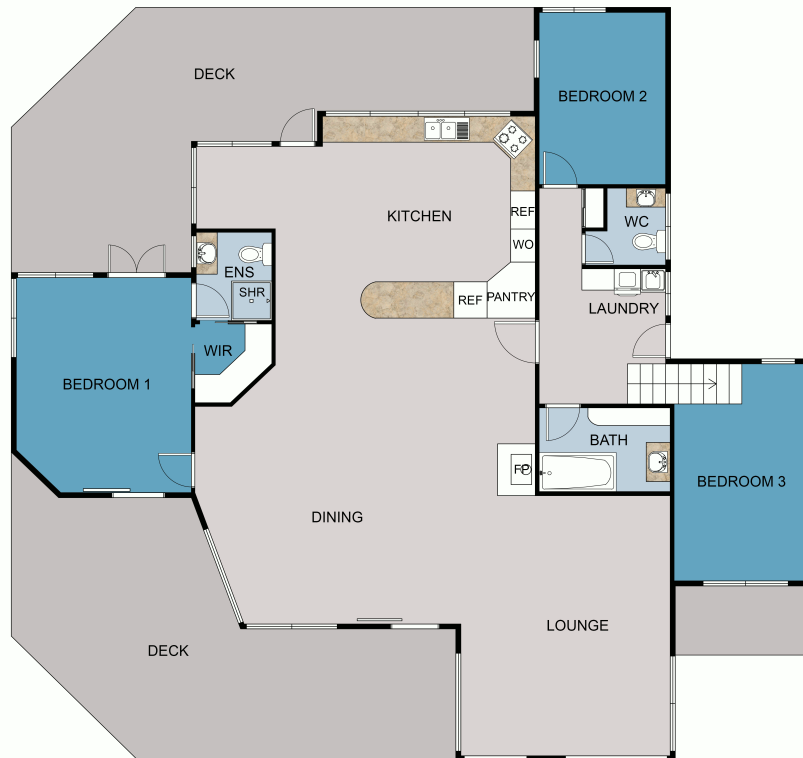
Lorraine Edlington 0437 532 860
 Officer In Effective Control | Licensed Estate Agent |
ledlington.paynesville@ljhooker.com.au

LJ Hooker Paynesville | Lakes Entrance | Metung (03) 5156 6166
 25A Esplanade, PAYNESVILLE VIC 3880
paynesville.ljhooker.com.au | 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**



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.