

# 11 Lake Harbour Ave, Newlands Arm, Vic 3875

## House For Sale

Tuesday, 21 May 2024



11 Lake Harbour Ave, Newlands Arm, Vic 3875

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 1161 m2

**Type:** House



Brodie Beane  
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**\$550,000**

Discover the perfect blend of tranquil living and modern convenience in this four-bedroom home, ideal for first-time buyers, investors, and families seeking a peaceful retreat without sacrificing accessibility. Situated within a serene neighbourhood, this residence offers a sizeable plot of 1161 square metres, ensuring ample space for outdoor enjoyment and a fully secure yard for peace of mind. The interior boasts contemporary elegance with downlights throughout, 900mm appliances, and pot drawers in the kitchen, enhancing both functionality and style. The master bedroom features a walk-in robe and ensuite for added privacy and comfort. Additionally, the property includes three more bedrooms, each with built-in robes, ensuring sufficient space for all. Relax in one of the two separate sitting rooms, or entertain guests in the large under-cover alfresco area. The family room is kept comfortable year-round with a 7kW split system, while a woodfire heater adds a cosy touch for cooler evenings. Ceiling fans in the main lounge, rumpus, and child retreat ensure optimal airflow during warmer months. Positioned a mere stone's throw from the beach, this home provides the ideal setting for leisurely strolls and family picnics by the water. With Bairnsdale's CBD an 18-minute drive and Paynesville just 14 minutes away, residents enjoy the convenience of nearby amenities while relishing in the tranquillity of their surroundings. Two parking spaces round off this delightful package, making this property a must-see for those seeking the perfect balance of lifestyle and location. Call Brodie at Ashwood & Associates Real Estate for all inspections. Property Code: 250