



22 Main Rd, Paynesville



## Enjoy a Sea Change at Paynesville on the Gippsland Lakes

Are you looking for a sea change with the possibility of future development? Number 22 Main Road Paynesville is situated a short stroll from the Esplanade at Paynesville where you can enjoy the local eateries, a leisurely walk along the foreshore or boating and fishing in the Gippsland Lakes. The property is suitable to move straight in a live and has being tightly held for many years by the same family. There are hardwood floors throughout, two split system air conditioners, a solid fuel heater, main bathroom shower over bath, shower in laundry and separate second toilet off the large back verandah. The land is a large 869m<sup>2</sup>. The owners also own the property next door at number 20 which also can be purchased so that you can combine the land (869m<sup>2</sup> + 768m<sup>2</sup> = 1,637m<sup>2</sup>) for future development or live in one while renovating the other. See our website for separate listing of adjoining property. For further details or an inspection contact Dennis van Reyk on 0409 524 780.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

🚗 3 🏠 1 🚰 1 📏 869 m<sup>2</sup>

<b>Price</b>	\$450,000 - \$478,000
<b>Property Type</b>	Residential
<b>Property ID</b>	109
<b>Land Area</b>	869 m <sup>2</sup>
<b>Floor Area</b>	115 m <sup>2</sup>

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

VAN REYK REAL ESTATE  
BAIRNSDALE  
0409 524 780

**VAN REYK**  
— REAL ESTATE —