

Unit 2/28 Main Rd, Paynesville, VIC 3880

\$445,000

Unit 4   2 



## READY MADE INVESTMENT IN PRIME DOWNTOWN LOCATION

Freshly updated and perfectly positioned, this modern unit presents an outstanding opportunity for investors or owner occupiers seeking a low maintenance lifestyle just moments from shops, restaurants and the waterfront. Recently painted internally and featuring a recently replaced roof, the home is move in or rent ready, offering immediate appeal and minimal upkeep. Designed across two levels, the versatile floorplan provides space and flexibility for a range of living arrangements.

Downstairs comprises two bedrooms, a central bathroom and a practical laundry/storage room that opens onto a deck overlooking the grassy rear yard complete with a garden shed, ideal for tenants or families seeking extra outdoor space.

Upstairs is the heart of the home, showcasing a light filled open plan living area enhanced by timber floors and a stylish white cabinetry kitchen. This inviting space flows seamlessly onto an entertaining deck, perfect for relaxed indoor outdoor living. The upper level also features the master bedroom with built-in mirrored robes and direct access to the bathroom, along with a second bedroom.

Additional features include a double carport and an easy care allotment, further enhancing the property's appeal as a smart investment or comfortable residence. With its central location and modern updates, this is a fantastic opportunity to secure a ready-to-go property offering strong rental potential and an enviable lifestyle.

**Open for Inspection**

By Appointment.

### Listed By

Lorraine Edlington  
Phone: (03) 5156 6166  
Mobile: 0437 532 860

