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## Welcome

Thank you for your interest in **5 Gully Road, Lake Tyers Beach**.

Purchasing residential real estate can be a very exciting process, however it can also be confusing time for the prospective buyer. This eBook has been prepared to supply you with as much information as possible to help with your buying decision.

We look forward to assisting you with your housing needs.

With Thanks

**First National King & Heath Sales Team**

## Property Details



### 5 Gully Road, Lake Tyers Beach

PERFECTLY POSITIONED DUAL LIVING HOME IN LAKE TYERS BEACH

4  2  3  **\$599,000**

1 Ensuite

1 Living Area

Air Conditioning

Water Tank

Shed

2 Open Spaces

Built In Robes

Close to Shops

Close to Transport

Heating

Discover the ultimate coastal lifestyle with this ideally situated dual living home in Lake Tyers Beach! This spacious property features a bright and airy upstairs layout, offering 3 generous bedrooms, central bathroom, and an open plan living and dining area that flows seamlessly onto a delightful deck, perfect for enjoying morning coffees or evening sunsets.

Downstairs, you'll find a fully self-contained comfortable 1 bedroom, ideal for guests, extended family, or as a lucrative holiday rental. This versatile space enhances the property's appeal, providing endless possibilities for your living arrangements or investment potential.

Located just moments from the pristine shores of Lake Tyers Beach, this home offers the perfect blend of convenience and relaxation. Whether you're looking for a family haven or a smart investment opportunity, this property ticks all the boxes. Enjoy the laid-back coastal lifestyle while being close to local amenities, shops, and beautiful beaches.

Don't miss out on this fantastic opportunity, secure your piece of paradise today! Contact us for more details or to arrange a viewing.

[Statement of Information](#)



## Floor Plan

## Property Video

## Documents & Useful Links

Additional important information that might interest you...

[Section 32](#)

[Email Us](#)

## Thinking of Selling?

[Book an appraisal](#)

### Take the guesswork out of selling.

With one of the largest and most detailed databases in East Gippsland, we're able to identify and engage with relevant buyers for your property from the moment you list with us.

We use the Smart Sale method to identify and connect with buyers already on our database before your property even hits the net!

Our process means that many property sales are made without going to the major real estate websites, saving your property's digital footprint.

Don't just take our word for it, read our reviews here...



#### Van and Grant Uebergang

I want to thank Sam for helping us find the right place and making the COS process go through smoothly. King & Heath should be proud of having you as part of the team.



#### Jon Bol

Sam and Judy from King and Heath Lakes Entrance were so lovely to deal with when purchasing our home. Very professional and friendly! Thanks guys.



### **Daryl Eyre**

Very professional and friendly. Our agent Judy Vella delivered everything she promised in a professional manner. Have recommended this office to others.



### **Najieb Hashmi**

Had a great experience dealing with Judy Vella she was very easy to deal with and made sure I was happy every step of the way. Can't thank her enough.





### **Jessica & Nathan Kenny**

We are very happy with our purchase. The service Chris provided initially to view the property, reach the owners to discuss our offer and get the deposit down quickly was very efficient and professional.



### **Kate Douglas**

Thank you Chris and the team at King and Heath for making the process of purchasing property smooth. Good communication and customer service a standard feature - thanks again. Kate Douglas

## Meet Your Team



### **CHRIS HOWLETT**

BRANCH MANAGER/DIRECTOR/SALES

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0401 137 658

[chris.howlett@kingheath.com.au](mailto:chris.howlett@kingheath.com.au)

Having worked in the Hospitality industry in Melbourne for a number of years Chris decided that it was time for a sea change and made the move back home to East Gippsland. Now a fully licenced Agent Chris has been with King & Heath for over 10 years and is currently the Manager of the Lakes Entrance office. Having grown up in Bairnsdale and having lived and worked in Lakes Entrance for over 20 years, Chris has extensive knowledge of the area and can answer any questions that you may have.



### **JUDY VELLA**

SALES

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0400 505 836

[judy.vella@kingheath.com.au](mailto:judy.vella@kingheath.com.au)

Judy made a bold decision to embark on a sea change from Melbourne to Lake Tyers Beach in 2010, embracing the captivating lifestyle of East Gippsland. With a strong retail background, she excels in the real estate industry, utilizing her exceptional communication skills. Judy is commended for her high level of customer service and is beloved for her warm and welcoming nature.

In her free time, she enjoys exploring the stunning locations of East Gippsland while balancing the joys of raising her children. Judy's unwavering commitment to excellence, coupled with her genuine passion for people and her beloved community, make her an invaluable asset to the King & Heath real estate team.



## **SAM PALMER**

SALES

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[sam.palmer@kingheath.com.au](mailto:sam.palmer@kingheath.com.au)

Sam Palmer is a dedicated Sales Agent based in our Lakes Entrance office. Coming from a background in retail and hospitality, Sam's expertise in communication, negotiation, and relationship building help him guide clients confidently into their next chapter. A true team player, Sam's easy-going and passionate nature makes him a trusted ally in the buying and selling process.

Real estate has always intrigued Sam, and his love for the job is shown through his commitment to delivering excellent results. Recognised for his talent and hard work, Sam was a finalist for Rookie of the Year with Smartre Training—a testament to his determination and dedication.

When not helping clients achieve their property goals, Sam can be found renovating his own home, enjoying the local beaches, or exploring the outdoors through camping. His personal values of fun, growth, and respect align perfectly with his professional approach, making him an invaluable asset to both our team and his clients.



## **KARREN HACKLING**

SALES ASSOCIATE

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0499 818 572

[karren.hackling@kingheath.com.au](mailto:karren.hackling@kingheath.com.au)

Known all her life as Kaz, Karren is dedicated to helping people. With 20 years' experience as an International Student Coordinator and a business owner assisting families in need, Kaz excels at connecting with people and understanding their needs.

In her free time, Kaz enjoys camping and hiking with her partner. She recently completed the challenging 33km Light to Light Walk in one day, a fantastic achievement, and she describes herself as someone who values kindness and believes in giving back.

Kaz brings integrity, honesty, and attentive listening to her role, whether working with first-time homebuyers or investors. She admires the Dalai Lama's quote, "My religion is simple... My religion is Kindness," and lives by this principle.

Looking ahead, Kaz aims to continue serving her clients with grace, gratitude, and dedication.



## **KELLY DOUGLASS**

TEAM ASSISTANT

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[lakes@kingheath.com.au](mailto:lakes@kingheath.com.au)

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Kelly joins the King & Heath team in our Lakes Entrance office as Team Assistant, after having run her own business for 8 years. She will be the friendly face you see at the front desk. With her welcoming personality and keen attention to detail, Kelly is a valuable addition to the team. Her exceptional organisational skills and attention to details help ensure the office operations are always running smoothly.

In her free time, Kelly enjoys spending quality time with family and friends. She is well known for her friendly and helpful nature, and lives by the mantra “do your best in everything you do in life”.

Kelly’s core values focus on treating others as she would like to be treated, a principle she upholds in both her professional and personal life.

## Meet Your Property Management Team



### **TONI BRADFORD**

PROPERTY MANAGER

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[toni.bradford@kingheath.com.au](mailto:toni.bradford@kingheath.com.au)

Toni is a dedicated Property Manager in Lakes Entrance. With a background as a Service Advisor, she brings a wealth of experience and a dynamic skill set to her role. Known for her excellent communication skills, Toni thrives on connecting with people.

In her free time, she enjoys the simple joys of life, spending quality moments with her daughter and dog. Describing herself as strong-willed and determined, Toni brings these qualities to her role, encouraging a positive and collaborative environment.

Toni's core values centre around the idea that life is about maximising potential. Her dedication to this principle makes her an invaluable member of our team.