

Table of Contents

- | [Introducing...](#)
- | [Property Details](#)
- | [About Paynesville](#)
- | [About East Gippsland](#)
- | [Documents & Useful Links](#)
- | [About Your Commercial Team](#)
- | [Meet Your Commercial Team](#)
- | [Disclaimer](#)

Introducing...

First National King & Heath Commercial are delighted to be offering to the market, 95 Grandview Road, Paynesville. 95 Grandview Road is an outstanding development opportunity that offers plenty to a new owner.

For further information, please do not hesitate to contact our team at First National King & Heath Commercial.



Matt Baylis

Commercial Sales
0439 633 312



Mark Howlett

Commercial Sales/Director
0407 361 076

Property Details

	95 Grandview Road, Paynesville		
	Paynesville's Future		
	PROPERTY TYPE	LAND AREA	FLOOR AREA
	Development	24.68Ha	
EOI. Closing 13th April @ 4pm			

95 Grandview Road is situated on the western boundary of the coastal township of Paynesville on the Gippsland Lakes.

The block of land is currently zoned farming and is on two titles, one being approximately 3.701ha and the other, approximately 20.98ha.

95 Grandview Road, Paynesville consists of a total frontage to Grandview Road of 513.28 metres approximately and also has three further access points which have access to Newlands Drive (a main thoroughfare).

95 Grandview Road is zoned farm zone 1. The council have formally adopted the  Paynesville Growth Area Strategy Plans  (see attached document) which see the extension of the Paynesville residential area out to include this parcel 95 Grandview Road.

Council have indicated this change to incorporate the growth strategy into the planning scheme is currently underway.

New landholders will be contacted by shire to discuss infrastructure contributions yet to be finalized but indications are that most significant infrastructure is already in place.

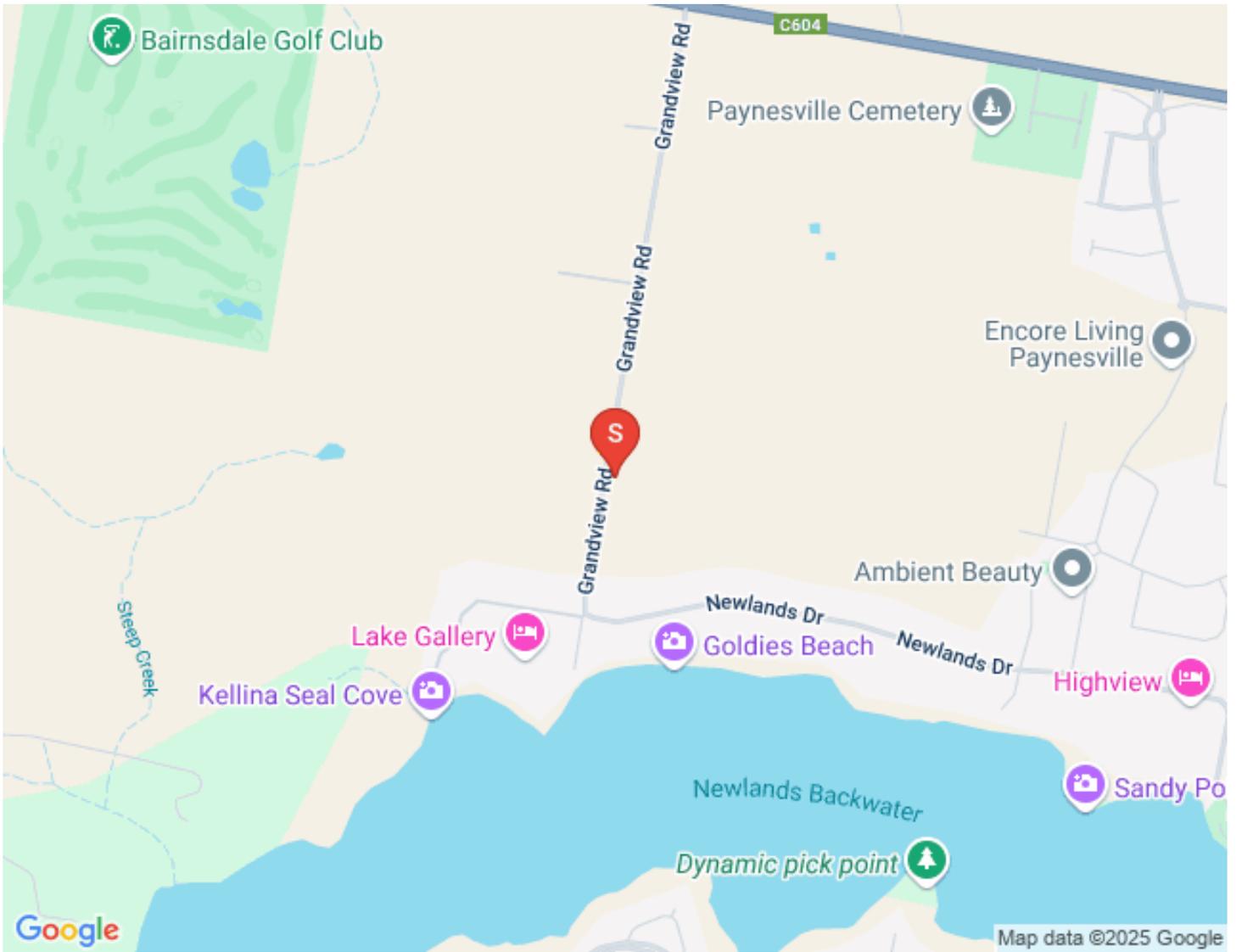
The  Paynesville Growth area strategy  allows for development of residential lots and some area is put aside for potential medium density housing as well.

Indications show 200 plus lots could be developed on this site depending on density and subject to council approval.

Paynesville s appetite for residential land in the last few years far outweighs supply. With new residents shifting to Paynesville from Melbourne & surrounds to take advantage of the lifestyle

opportunities including the Gippsland Lakes for boating & fishing and our surrounding regional lifestyle appeals.

[\[statementOfInformation_text\]](#)



Executive Summary

Property Address	95 GRANDVIEW ROAD, PAYNESVILLE
Title Particulars	LOT 1 TP 810124C LOT 2 TP 810124C
Land Area	LOT 1 TP 810124C - 3.701HA APPROX LOT 2 TP 810124C - 20.98HA APPROX
Zoning	FARM ZONE
Local Authority	EAST GIPPSLAND SHIRE

[95 Grandview Rd - Planning Report](#)

About Paynesville

Known as the boating capital of Victoria, Paynesville is a great place for those just looking for a getaway by the water or to enjoy activities on and around the foreshore. Explore the lakes and canals or take the Raymond Island Ferry across the water to the home of a large koala population at Raymond Island. Walk or cycle the island's Koala Trail and spot the resident koala's, usually asleep in a gum tree....

Paynesville offers direct access to Lake King and Lake Victoria in the heart of the Gippsland Lakes. It's a great place for those just looking for a getaway by the water or to enjoy the summer activities on and around the foreshore. Join a cruise or tour, bring your own boat or hire one to explore the lakes and canals. Whether you wish to water-ski or jet ski, sail, windsurf, kayaking or just take a leisurely walk, Paynesville has it all. Take a short drive to nearby Eagle Point and the world-renowned Mitchell River Silt Jetties. Canals wind their way through the town, where you can stay in accommodation with a private jetty at your door. Yachts and cruisers are available for hire for overnight stays.

With an array of cafes, restaurants and beautiful scenery all around, Paynesville, Raymond Island and Eagle Point are sure to delight all those who come to visit this magic part of East Gippsland.



About East Gippsland

East Gippsland is a local government area located in the eastern part of Victoria. It covers an area of 20,931 square kilometres and in 2018, has a population of 46,818. It includes the towns of Bairnsdale, Benambra, Bruthen, Buchan, Ensay, Lakes Entrance, Mallacoota, Metung, Omeo, Orbost, Paynesville, and many more.

East Gippsland is best known as a tourist destination as it is located on the iconic Gippsland Lakes. The lakes system is considered the largest lake system in Australia. Other significant towns include Lakes Entrance, Metung, Orbost, Paynesville and Mallacoota, the half-way point between Melbourne and Sydney. To the north are Omeo and other townships of the Great Alpine Road.



Documents & Useful Links

Additional important information that might interest you...

**Paynesville Growth
Area Structure
Plan**

Email Us

**Expressions of
Interest form**

About Your Commercial Team

Specialising in Commercial Property Sales, Leasing & Management First National Commercial King and Heath are proud of our longstanding reputation of initiative and integrity. Established in Bairnsdale in 1923 and now operating throughout East Gippsland, conveniently located to attend to your property needs.

First National Commercial King and Heath have a dedicated and well trained Commercial property team that handle the sales, leasing and management of commercial property within the East Gippsland catchment.

The team at First National Commercial King and Heath pride themselves on providing all clients with exceptional customer service and the right advice for all your property needs.

Every member of the team are continually striving to improve the level of service for our clients by attending and completing ongoing training in all matters relating to commercial property.

Our professional team is dedicated to providing personal service of the highest integrity and proud of the fact that a very large percentage of business is due to repeat and referral business.

Meet Your Commercial Team



CHRIS MARTIN

MANAGING DIRECTOR/COMMERCIAL SALES

chris.martin@kingheath.com.au

Having worked at King and Heath for almost 42 years, Chris has developed a strong and loyal client base. Over the years he has worked in all facets of the business from Property Management, Residential sales and now specialises in Commercial Sales and is also the Managing Director of King & Heath. Chris is a well-respected member of the local community who is involved in various community and sporting groups. Chris strongly believes in the economic growth of the region and being a board member of East Gippsland Marketing Incorporation is passionate about promoting our local area.

Out of work Chris has a strong interest in thoroughbred racing and has been a committee member of the Bairnsdale Racing Club for over 35 years, and is a life member, continuing a long family involvement. He is also a life member of the Wy Yung Football & Netball Club having been involved as a player and committee member for many years.



MARK HOWLETT

COMMERCIAL SALESPERSON / DIRECTOR

0407 361 076

mark.howlett@kingheath.com.au

Born and bred in East Gippsland, Mark has spent a big part of his life living and working in the area.

After pursuing a range of ventures Mark returned to real estate in 2005 to pursue a career in Commercial Real Estate (Sales & Leasing).

Mark resides in Paynesville and loves to holiday in Metung, a true dedication to the local area and lifestyle. Mark enjoys all aspects of boating on the Gippsland Lakes in his spare time.



MATT BAYLIS

SALES & LEASING

0439 633 312

matt.baylis@kingheath.com.au

Having grown up in Bairnsdale Matt commenced his real estate career in 2005 working in the real estate industry in Melbourne. Whilst developing his skills initially as a Residential Property Manager then as a Commercial Property Manager Matt decided to return to his roots and move back to Bairnsdale. Since then Matt has gone from strength to strength leading Matt to his passion, which is in Commercial Property.

With a very approachable and likeable manner, Matt prides himself on his personal development together with gaining as much industry knowledge as possible therefore enabling him to provide the best suitable advice and service for his clients' needs.

He is a well-known member of his local community enjoying nothing better than a game of cricket at his local club with his friends or other local community groups that he is involved with.



CHRIS HOWLETT

BRANCH MANAGER/DIRECTOR/SALES

0401 137 658

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.



DAVID LYON

COMMERCIAL & INDUSTRIAL PROPERTY
MANAGER

david.lyon@kingheath.com.au

After growing up in Melbourne, David and his family decided to make the move to East Gippsland and enjoy the stunning Gippsland Lakes and surrounding areas. They purchased a small retail business, which they ran successfully for 14 years.

David decided to take a change in career so joined the King & Heath team in 2018. He loves dealing with Commercial Property Management and is able to bring a friendly, down to earth nature to his role.

Outside of work, David enjoys riding his motorbike and spending time with his family.

Disclaimer

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor and first National King & Heath Commercial. Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquires to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

- All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation

Intellectual Property:

The information contained in the report has been prepared by First National King & Heath Commercial. The contents of this document are proprietary to First National King & Heath Commercial this includes: research including transactional data and reproduction of this information by any other part is not authorised. All other information contained herein is from noted sources deemed reliable, however First National King & Heath Commercial does not represent or warrant the accuracy of any information contained in this document.

GST Disclaimer:

First National King & Heath Commercial advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.