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# Welcome

Thank you for your interest in **33 O'Neills Road, Lakes Entrance.**

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



### 33 O'Neills Road, Lakes Entrance

LOOK NO FURTHER!

3  1  4  **\$549,000**

Air Conditioning

Solar Panels

Solar Hot Water

Water Tank

Built In Robes

Heating

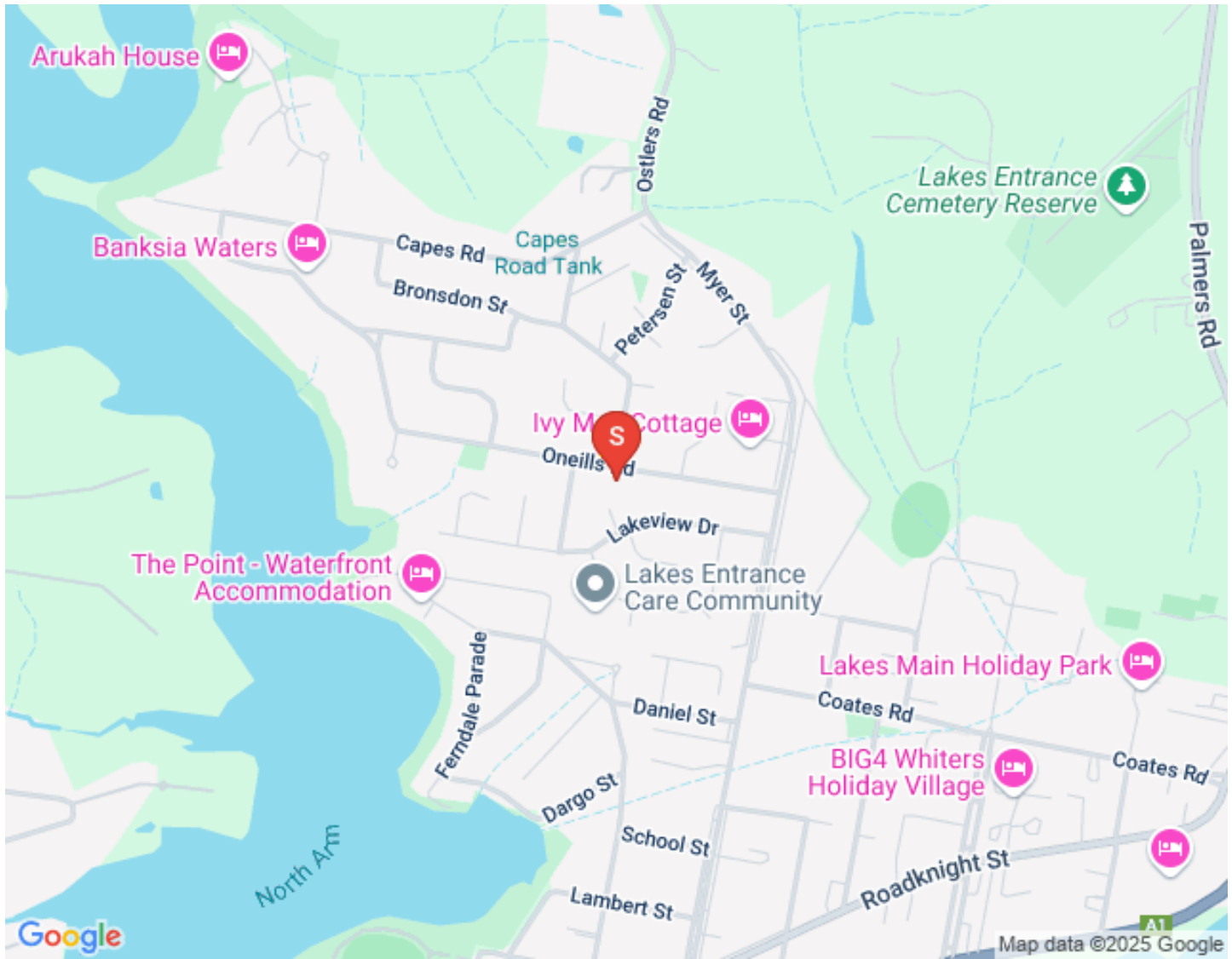
This three-bedroom, one-bathroom home offers comfortable living with a beautiful view of the water. The lounge and kitchen both have large windows, so you can enjoy the views of the Bass Strait from inside. The large deck is perfect for relaxing or entertaining guests whilst also overlooking the water.

The home features a private garden, providing a quiet outdoor space to enjoy. Located close to town, you'll have easy access to shops, schools, and other amenities. The double carport provides ample parking for two vehicles and ample storage space.

This property is ideal for those who value a peaceful setting with the convenience of being near town. With its stunning views and practical features, this home is perfect for the one looking for a relaxed lifestyle!

Don't miss out on this wonderful opportunity & call our office today to arrange an inspection!

[Statement of Information](#)



# Floor Plan

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## 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.



## **KELLY DOUGLASS**

### **TEAM ASSISTANT**

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

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



### **DAYNA ROE**

PROPERTY MANAGEMENT SENIOR  
ADMINISTRATIVE OFFICER

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[pville.rent.assist@kingheath.com.au](mailto:pville.rent.assist@kingheath.com.au)

Dayna has worked with King & Heath since 2013 in various areas of the rental and commercial department. She is an extremely efficient and flexible member of the team who loves to turn her hand and learn new skills in various departments.

Her love of Property Management has taken her to the Bairnsdale office as a Property Manager, where she is able to use her attention to detail skills ensuring she treats any investment property like it's her own.

Her easy going nature and natural ability to communicate with people is a quality that clients notice and love about her.

Outside of work Dayna loves her craft activities including making gorgeous scented candles, she loves the outdoor life, bushwalking and camping with her family.



### **KRISTEE DOWNEY**

SENIOR ASSISTANT MANAGER - PROPERTY  
MANAGEMENT

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[kristee.downey@kingheath.com.au](mailto:kristee.downey@kingheath.com.au)

Kristee is one of our hard-working Property Managers, bringing with her experience in both administration and retail. Her strengths include attention to detail, flexibility, and loyalty. In her free time, Kristee enjoys spending time with her daughter and partner.

Kristee can be described as always smiling, friendly, passionate, kind, and hardworking. She brings calmness and enthusiasm to her role, along with her administration experience and is always willing to go the extra mile. She believes in the value of hard work, respect, and a positive attitude. Her most significant accomplishment is raising her daughter, and she holds the belief that treating others with respect and kindness is essential to building strong relationships.



## CAMPBELL MILLER

SENIOR PROPERTY MANAGER

[campbell.miller@kingheath.com.au](mailto:campbell.miller@kingheath.com.au)

With three years in the industry, Campbell excels as a Senior Property Manager in our Bairnsdale office. Known for his positive attitude, strong communication skills, and exceptional problem-solving, Campbell ensures client care and satisfaction are top priorities.

In his free time, Campbell enjoys going to the gym, cooking, and camping. He is easy to get along with, respectful, engaging, and funny, bringing a hard-working, can-do attitude to his role.

Campbell values being accountable and respectful, always looking for positives in every situation. His notable accomplishments include a prestigious gold award and significant career progression within the company, highlighting his dedication and expertise.

Campbell's professional goal is to continue progressing and enjoying the journey.