

DEVELOPMENT KATHERINE TOWNSEND

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Lakeside lifestyle beckons

If it's water that floats your boat, drop anchor here.

\$330,000-plus
THE LANDINGS

Driftwood Close, Paynesville
Private sale

Agent King & Heath First National,
5156 6766
VicRoads 685 S9

THE Gippsland Lakes might be Victoria's Riviera but Paynesville is more like one of our own waterside creations — the Gold Coast's canal-side housing estates — and offers a similarly alluring mix of water, boats, views and housing among like-minded souls.

The once-tiny lakeside town of Paynesville has been undergoing rapid housing development along its waterfront and the latest release of land is The Landings, 12 blocks of land that is part of the Riviera Harbours development.

Developed by Riviera Properties — with a 25-year time frame — the project is aimed at buyers who want to be able to park the boat out the front, carry the bait from the house to the boat and spend much of their leisure time on the water.

Of The Landings' 12 blocks, six come with their own boat sheds and jetties, while the other six sit on



An artist's impression of the 12 blocks — six with boat sheds and jetties — released as part of Riviera Harbours.

the water but don't have a berth.

The land components of the blocks, without jetty or boatshed considered, range from 328 square metres to 467 square metres and range in price from \$335,000 to \$525,000, with those with jetties starting at just under \$400,000.

King & Heath First National marketing agent Scott Holland says buyers must submit their plans before an architectural review panel and comply with design covenants.

He says the project appeals to

those looking for a manageable holiday block, seachangers and locals "keen on quick access to waterways", with most early interest from residents of eastern Melbourne or the Latrobe Valley.

The blocks' location at the edge of the canal system means boat owners can be on the open water in a relatively short time as they won't have to first navigate many canals.

He says those without boat sheds have beautiful waterfrontages with crown land to the

north and views over Lake King and the mountains.

Riviera Properties' managing director, Tim Weight, says his firm's 25-year commitment to the Riviera Harbours project has transformed Paynesville and created seven kilometres of waterfront blocks. He says buyers are attracted by the relative affordability of waterfront blocks in an area that is rapidly developing and also within reach of regional shopping and employment hubs such as Bairnsdale.