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Welcome

Thank you for your interest in **22 Hill Crest Way, 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



22 Hill Crest Way, Lake Tyers Beach

COASTAL FAMILY HOME

4  2  6  **\$849,000**

1 Ensuite

2 Living Areas

Air Conditioning

Shed

2 Open Spaces

Built In Robes


Close to Transport

Heating


Ocean Views

Water Views

Located in the heart of Lake Tyers Beach, this fantastic double-story home is perfect for families or those seeking a coastal lifestyle. Set on a 538sqm block, this spacious property boasts 4 bedrooms, 2 bathrooms, and space for everyone.

The open-plan living and dining area on the ground floor is ideal for entertaining. The master suite & another bedroom/study also downstairs as well, while the upstairs offers a separate living space and 2 further bedrooms and a bathroom, perfect for a kids' retreat or quiet relaxation. The balcony provides stunning ocean views  perfect for soaking in the coastal breeze.

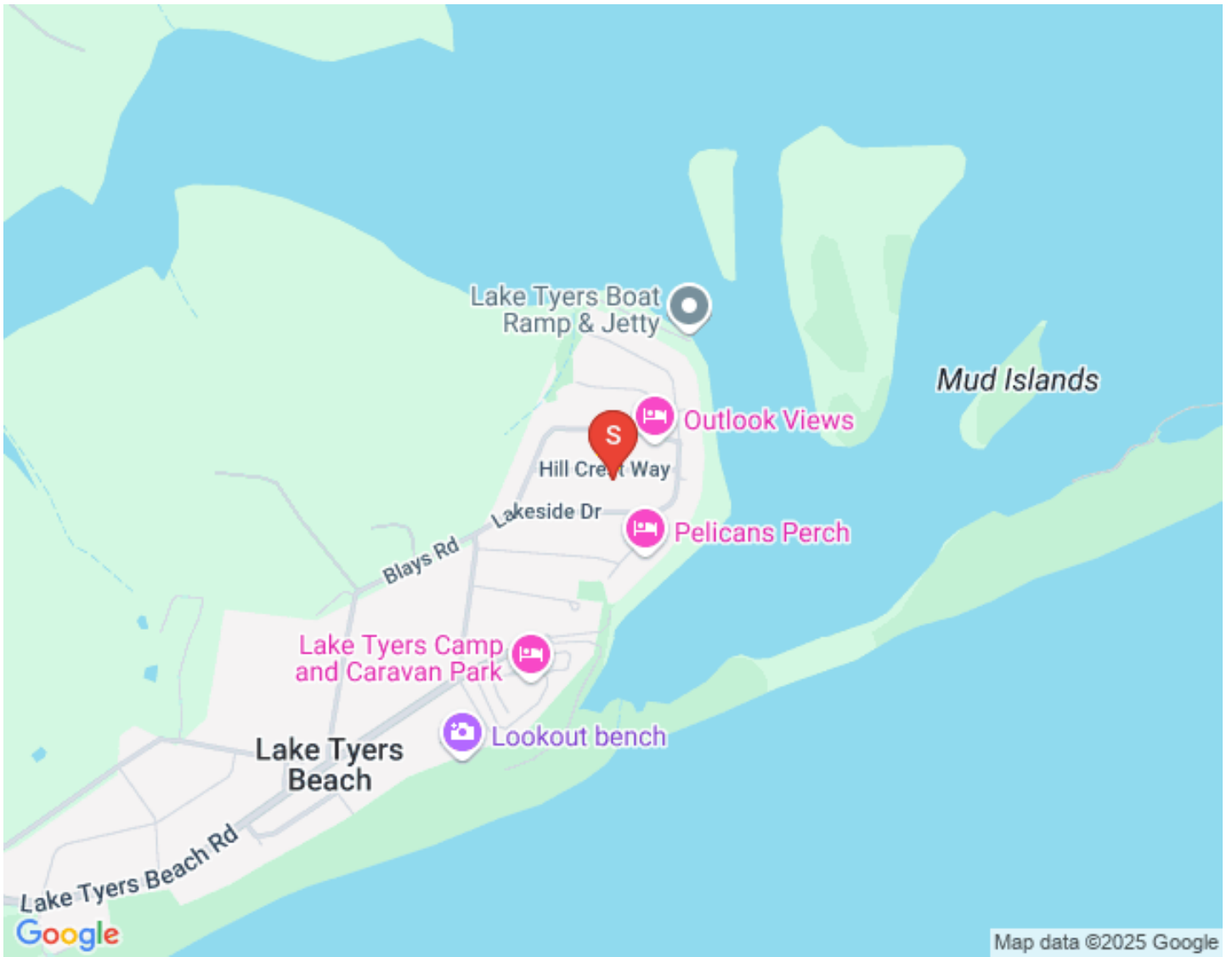
Outdoors, you'll find a low-maintenance yard, along with a shed featuring polished concrete floors, a built-in bar, and a cosy fireplace, creating the ultimate entertainment area, with ample storage as well. The double drive-through garage ensures ample parking for vehicles or boats, ideal for those who love to be close to the water.

Situated just a short walk from the beach and close to local favourites like The General Caf  and Waterwheel Tavern, this home offers the best of beachside living. Don't miss the chance to make this property your own!

For more information or to arrange an inspection on this coastal gem, call King & Heath on 03

5155 1201 today!

[Statement of Information](#)



Floor Plan



The floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

22 Hill Crest Way, Lake Tyers Beach

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...



Meet Your Team



CHRIS HOWLETT

BRANCH MANAGER/DIRECTOR/SALES

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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

0400 505 836

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

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

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.



RACHEL MARTIN

BUSINESS DEVELOPMENT/PARTNER

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With an exceptional eye for Real Estate, Rachel continues her career in her hometown after many years' experience at a busy Melbourne agency. Her experience in the industry has gained her an extensive knowledge of the Residential Tenancies Act and a desire to exceed expectations. With her friendly, approachable nature, Rachel prides herself on ensuring her clients have a stress free experience when it comes to property investing. Rachel keeps herself busy with her partner and two young boys, spending a lot of their time in and around the Gippsland Lakes