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## Welcome

Thank you for your interest in **770 Fernbank Lindenow South Road, Fernbank.**

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



**770 Fernbank Lindenow South Road, Fernbank**

**MOUNTAIN VIEWS**

4  2  2  **\$1,100,000**

1 Ensuite

Air Conditioning

2 Open Spaces

Built In Robes

Area Views

Carpeted

Heating

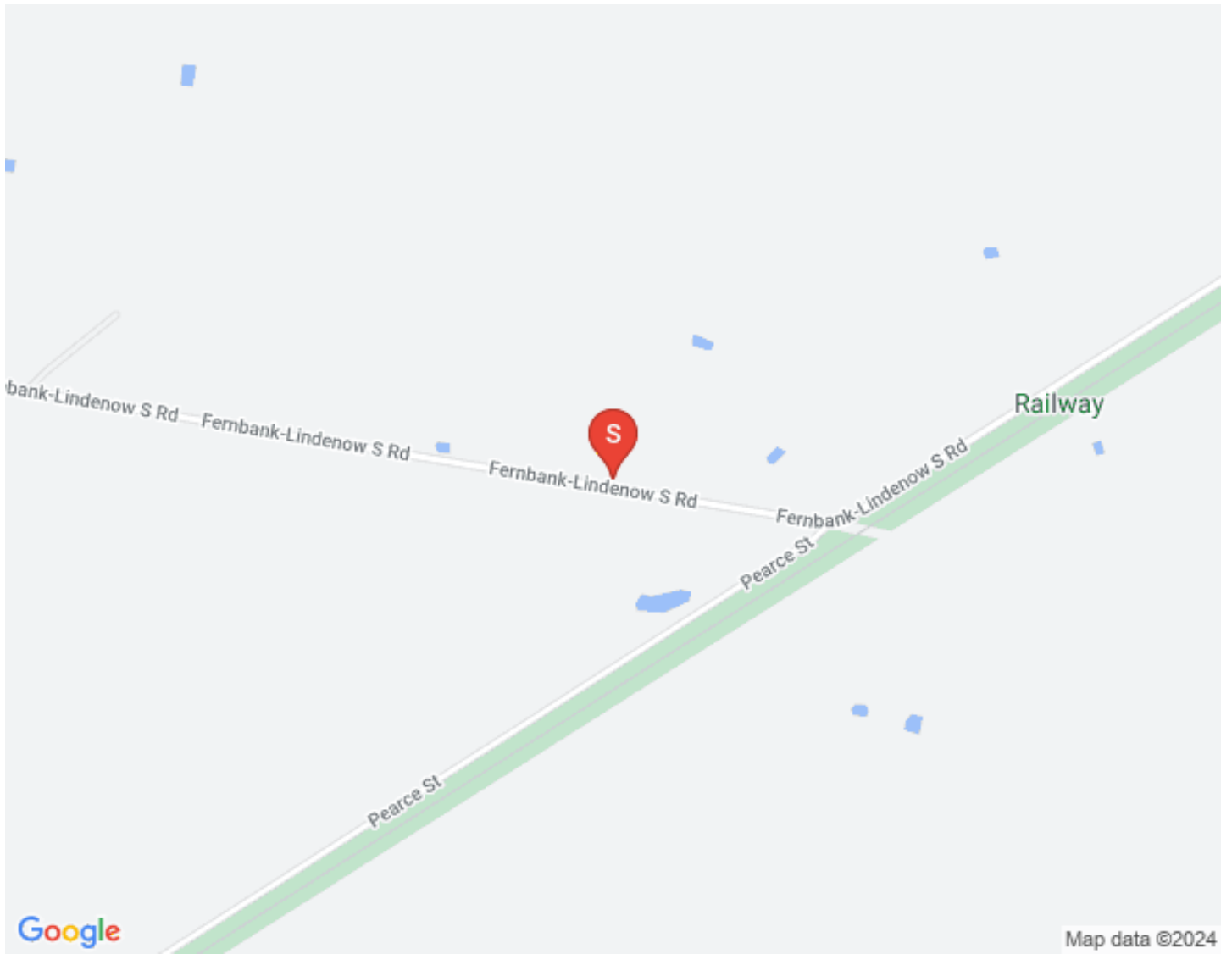
A fantastic opportunity to live the rural dream!

Set on just over 42 hectares with a central lane leading off to each paddock (8 in total) makes grazing a breeze. Water supply is from a bore and pumps to the troughs in every paddock. There are a set of cattle yards and sheep yards plus a huge open bay/hayshed. A large machinery shed is also close by.

The homestead offers four bedrooms, master with ensuite and WIR. Open plan living in the hub of the home plus an over sized double garage. 32 solar panels will keep energy costs down. A northerly aspect with views to the mountains are a feature, watch the outlook with a cold drink.

All this can be yours, take the opportunity to contact King & Heath today.

[Statement of Information](#)



## Floor Plan

770 Fernbank-Lindenow South Road, Fernbank



archistyle

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.

## Documents & Useful Links

Additional important information that might interest you...

[Section 32](#)

[Website Link](#)

## 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 Sales Team



### **PAUL MILES**

BRANCH MANAGER/ DIRECTOR/SALES

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0419 438 166

[paul.miles@kingheath.com.au](mailto:paul.miles@kingheath.com.au)

Paul has been with King & Heath for over 15 years and provides his clients the utmost professional level of service, striving to deliver strong, ethical advice and client satisfaction. Having lived in the region for most of his life, Paul's knowledge of our area is extensive and he is happy to pass this knowledge on.

Paul is a fully licensed estate agent and a Director of First National King & Heath, he is also the Branch Manager of the Bairnsdale office. Paul spends his spare time enjoying boating and fishing on the Gippsland Lakes.



### **JAMES COUNIHAN**

SALES/PARTNER

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0402 289 307

[james.counihan@kingheath.com.au](mailto:james.counihan@kingheath.com.au)



James joined King & Heath after 20 years in the dairy industry and is now our specialist in the Rural real estate market. Having grown up in the country James is a true local and country man.

He has a very well rounded knowledge of the East Gippsland real estate market and has flourished in his real estate career and is now a fully Licensed Real Estate Agent. With his wife and 2 children James loves the East Gippsland region and loves to spend time in the great outdoors with them.

Over the past few years James has established himself as a highly effective agent winning various awards with First National and King & Heath.



## **KIRSTEN BENTON**

**SALES**

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0419 245 839

[kirsten.benton@kingheath.com.au](mailto:kirsten.benton@kingheath.com.au)

Kirsten's goal has always been to achieve the best possible results for her clients and this is a strength she brings to King & Heath. Her consistently high results, has allowed her to successfully establish herself as a knowledgeable and highly sought after agent. She has a proven record for attracting qualified buyers and exceeding expectations with multiple awards, both regionally and nationally, to prove it.

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Kirsten loves the East Gippsland lifestyle and enjoys kayaking, bike riding and spending time with her family and friends.



## **SAM THAM**

**SALES**

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

Originally from Queensland, Sam made the move to Bairnsdale with his family in 2004. Sam started his professional career in the retail and customer service industry. It is there that his passion for building authentic relationships blossomed. After a period of time in Melbourne, Sam realised that he enjoyed the lifestyle that living in a country town offers and returned to Bairnsdale.

Sam is a dedicated advocate for continuous professional development, firmly believing in the enhancement of his skills and expertise through ongoing learning. As a valued member of the Business Network International (BNI) Bairnsdale, Sam has demonstrated a commitment to not only advancing his professional network but also contributing positively to the community's economic growth.

Outside of work, Sam enjoys a broad range of interests, including drawing, video games, movies and a passion for sports cars, illustrating his diverse character and commitment to both his career and personal interests.



## DYLAN DOECKE

SALES

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0411612864

[dylan.doecke@kingheath.com.au](mailto:dylan.doecke@kingheath.com.au)

As a Sales Agent, Dylan brings seven years of sales experience to his role, demonstrating expertise in communication, problem-solving, and honesty. In this role, Dylan embodies ethical and forward-thinking practices, prioritising customer relationships and demonstrating respect for his team and clients alike.

Outside of work, Dylan enjoys reading, training, and playing local football, reflecting his commitment to self-improvement. Described as caring, confident, and approachable, Dylan is committed to making a positive impact in his role. He finds fulfillment in helping people improve their lives and build towards a better future, whether it's assisting them in the start of their journey or the end. Dylan views real estate sales as an opportunity to establish a reputation based on ethics and integrity, particularly in the context of building a life in a country town.



## JOSHUIEA SCOTT

SALES ASSOCIATE

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[joshuiea.scott@kingheath.com.au](mailto:joshuiea.scott@kingheath.com.au)

Joshuaiea is a Sales Associate in our Bairnsdale office, with an eclectic background that includes two years in the film industry, and eight years managing hospitality venues across Melbourne, Perth, and Bali, during which time he has accumulated a wealth of knowledge in customer relationships. Known for being a quick learner, Josh's ability to adapt and master new skills stands out as one of his greatest strengths. In his free time, he enjoys walking his dogs, embracing the simple joys of life. Describing himself as easy-going, authentic, and full of creativity, Josh combines his unique viewpoints with a solid foundation in interpersonal and management skills for his role. Guided by his core principles of transparency, integrity, and diligence, Josh's work ethic reflects a strong commitment to honesty and perseverance in all his professional and personal interactions.

## Meet Your Property Management Team



### **RACHEL MARTIN**

BUSINESS DEVELOPMENT/PARTNER

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[rachel.martin@kingheath.com.au](mailto:rachel.martin@kingheath.com.au)

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



### **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.



## **CAMPBELL MILLER**

SENIOR PROPERTY MANAGER

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

Campbell has grown his skills quickly since starting in the Property Management team and loves his role as Property Manager. On a mission to keep his clients and team happy, he has high goals for a career in the real estate industry and is focused on being an efficient member of the team.

A self-described easy-going guy and funny man, Campbell can easily adapt to different situations and prides himself on his reliable and approachable nature.

Prior to taking on his role at King & Heath, Campbell gained essential experience working in other customer service and sales positions.

Outside of the office, an important part of his life is spending time with family and going out with friends. He also enjoys an active lifestyle, going to the gym and playing basketball.



## **KRISTEE DOWNEY**

SENIOR PROPERTY MANAGER

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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.





## **MARIAH CONWAY**

ASSISTANT PROPERTY MANAGER

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

Mariah joined our team in our Bairnsdale office as Rental Team Assistant, and has quickly proven her talents, moving into the Assistant Property Manager position now in our Lakes Entrance office. Having previously worked as a disability support worker, her ability to communicate with a diverse range of people, and her high-quality customer service skills make her a reliable asset to the team.

Outside of work Mariah loves nothing more than spending time with her daughter and family, cooking up a storm in the kitchen or getting out in the garden.



## **ANNA GUARNACCIA**

PROPERTY MANAGEMENT

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[anna.guarnaccia@kingheath.com.au](mailto:anna.guarnaccia@kingheath.com.au)

Anna is part of the Property Management team in our Bairnsdale office. With over a decade of experience in management, Anna has honed her skills in organisation and makes a valuable addition to the team. Known for her honesty and self-motivation, Anna approaches her role with a caring, independent, and hardworking nature.

In her free time, Anna enjoys the beach, travel, and moments with family and friends. With a personal mantra of "there is no failure. You either win or you learn", she brings a positive mindset to each new challenge.

Driven by core values of respect and integrity, Anna is committed to delivering excellence in her role. Her philosophy centres on embracing each day's opportunities for growth and learning, ensuring a positive impact in all aspects of work and life. With management skills refined in previous roles, Anna is poised to excel and contribute significantly to the real estate industry.



## **SHEREE MATTHEWS**

TEAM ASSISTANT

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

Sheree brings over 15 years of experience from the hospitality industry to her role as Property Management Assistant. Known for her willingness to tackle any task and ability to thrive under pressure, Sheree is a valuable asset to the team.

Among Sheree's notable accomplishments is purchasing her first home with her husband in Metung nine years ago and subsequently building a home where they are now raising their family in beautiful East Gippsland. While she is not hard at work, she enjoys quality moments with her family, indulging her green thumb and going on camping adventures.

In her role, Sheree exemplifies honesty, hard work, and organisation, ensuring smooth operations within the property management team. Described as friendly, approachable, and caring, Sheree believes in treating people with kindness and respect, which guides her interactions and emphasises her dedication to providing exceptional service.