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Welcome

Thank you for your interest in **40 McCullough Street, 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



40 McCullough Street, Lakes Entrance

FOR THE INVESTOR OR FIRST HOME BUYER!

3 1 1 **$340,000**

1 Living Area | Air Conditioning | Shed

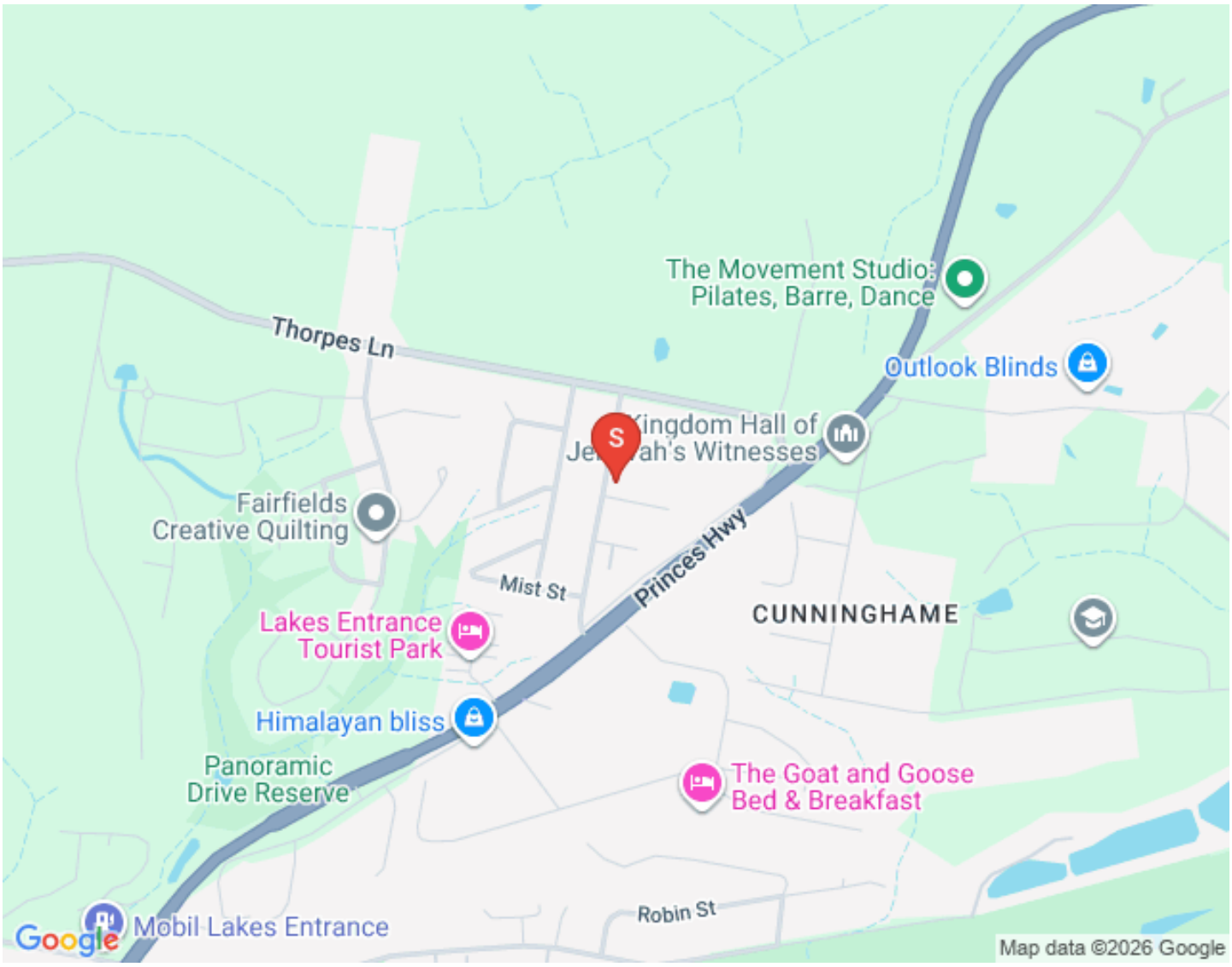
Built In Robes | Carpeted | Close to Transport

Heating

Looking for an ideal investment or your first home? This charming 3-bedroom, 1-bathroom property on a generous 590sqm block is just what you've been waiting for! With a secure tenant in place until January 2025, this property is currently achieving $320 per week in rental income, making it a fantastic opportunity to add to your portfolio.

Conveniently located close to the town centre of Lakes Entrance, all amenities are just moments away. The town bus stop is right at your doorstep, ensuring easy accessibility for tenants or future residents. Set on a low-maintenance block with room for further potential, this property is perfect for investors or first-home buyers.

Don't miss out on this great opportunity to secure a property in a high-demand rental area. Enquire today and make your move into the Lakes Entrance property market! Contact us now!
Statement of Information


The Movement Studio: Pilates, Barre, Dance
Thorpes Ln
Outlook Blinds
Kingdom Hall of Jehovah's Witnesses
Fairfields Creative Quilting
Princes Hwy
Mist St
CUNNINGHAME
Lakes Entrance Tourist Park
Himalayan bliss
Panoramic Drive Reserve
The Goat and Goose Bed & Breakfast
Robin St
Mobil Lakes Entrance
Google
Map data ©2026 Google

Floor Plan

Property Video

Documents & Useful Links

Additional important information that might interest you...

Section 32 coming soon

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



JUDY VELLA

SALES

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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.



KELLY DOUGLASS

SALES

0400239076

kelly.douglass@kingheath.com.au

Kelly joins the King & Heath team in our Lakes Entrance office as Sales Representative, after having run her own business for 8 years. 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