

## Table of Contents

- | [Welcome](#)
- | [Property Details](#)
- | [Property Video](#)
- | [Documents & Useful Links](#)
- | [Thinking of Selling?](#)
- | [Meet Your Sales Team](#)
- | [Meet Your Property Management Team](#)

## Welcome

Thank you for your interest in **36 Clifton Terrace, Wy Yung**.

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



### 36 Clifton Terrace, Wy Yung

**EXCEPTIONAL UNIQUE PROPERTY IN  
POPULAR WY YUNG**

4 2 6 **\$1,495,000**

1 Ensuite

3 Living Areas

Air Conditioning

Vacuum System

Study

Solar Panels

Water Tank

Shed

Built In Robes

3 Phase Power

Area Views

Carpeted

Heating

Pool

Experience unparalleled luxury in this exquisite craftsman-built limestone home, nestled on a beautifully landscaped garden of generous proportions. Situated in serene surroundings with stunning views of Mount Taylor, this residence combines elegance with functionality. Upon entering, you'll be welcomed by impressive ornate ceilings and three thoughtfully designed living areas, perfect for both relaxation and entertaining with the luxury of ducted heating and cooling throughout this quality property. The home boasts four spacious bedrooms and two modern bathrooms, ensuring comfort and privacy for the entire family. A large functional family orientated kitchen with an abundance of bench space, island bench, Bosch appliances and a walk-in pantry. At the heart of the property is an inviting inground saltwater pool, solar-heated for year-round enjoyment. Adjacent to the pool, a separate summer house offers an ideal space for entertaining or unwinding. Additionally, an 18m x 12m lined shed at the rear presents endless possibilities for storage, hobbies, or business ventures. This versatile space includes a

kitchenette, toilet, and a separate office, making it perfect for remote work or entrepreneurial endeavours.

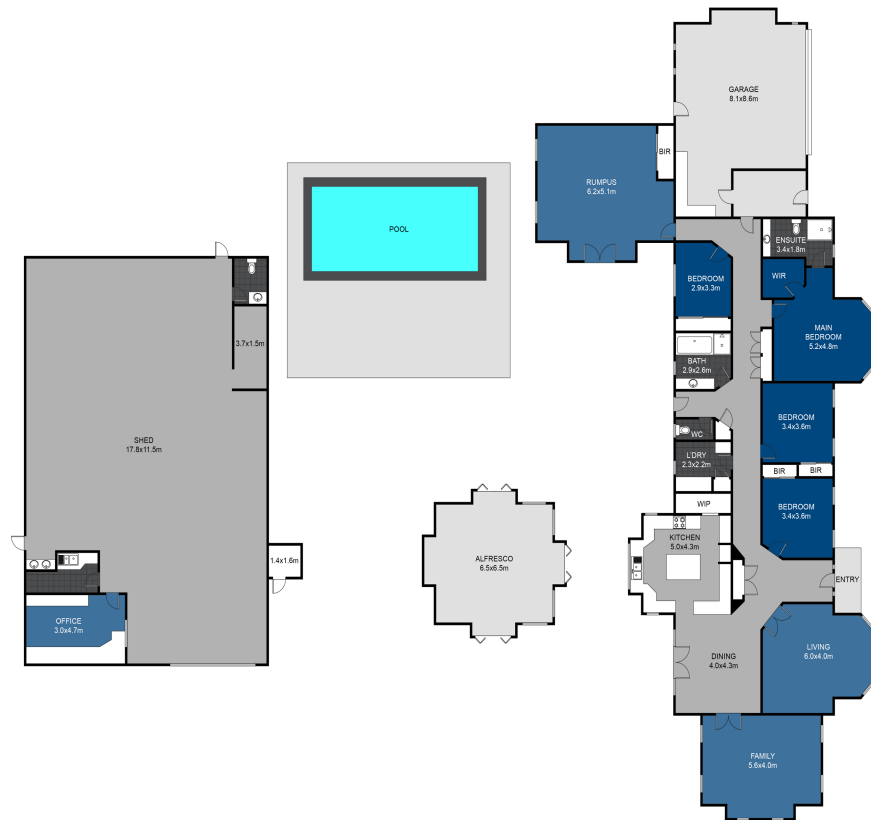
A circular sealed driveway adds a touch of elegance and practicality, complementing the property's grandeur. The mature landscaped gardens and picturesque surroundings enhance the overall appeal, all within a 5 minute drive to the Eastwood Shopping Village which offers all the convenient services.

This home represents more than just a place to live-it's a lifestyle. Discover grand style living, ultimate comfort, and breathtaking views. This is a rare opportunity. Contact us today for more information on this extraordinary property. We're available 7 days a week.

[Statement of Information](#)



# Floor Plan



**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
First National Real Estate 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.

**36 Clifton Terrace, Wy Yung, Victoria, 3875.**

## Property Video

## Documents & Useful Links

[Section 32 Statement](#)[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 Sales Team



### **PAUL MILES**

BRANCH MANAGER/ DIRECTOR/SALES

---

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**

RURAL SPECIALIST/PARTNER

---

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

---

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.

---

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



## SAM THAM

SALES

---

[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

---

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.



## ANDREW PERRIN

SALES

---

0437 174 035

[andrew.perrin@kingheath.com.au](mailto:andrew.perrin@kingheath.com.au)

With a diverse professional background in sales, trades and professional cricket, Andrew joins the King & Heath team as Sales Representative in our Bairnsdale office, bringing with him a multitude of skills he is ready to translate into a fulfilling real estate career.

Motivated by his commitment to provide a great life for his family, Andrew is genuine and highly driven to excel in his role. He brings a strong sense of determination, hard work, organisation and a positive attitude to his work.

In his free time Andrew enjoys spending time with his wife, Rachel, and daughter, Romy. Known for being down-to-earth and enjoying a good laugh, he is easy to get along with and loves meeting new people.

Among Andrew's proudest achievements are playing first-class cricket and being a father to Romy. He values integrity, empathy, resilience, gratitude, compassion, and lifelong learning. Striving to be the best real estate agent and individual he can be, Andrew focuses on daily improvement and lives by the principle to "control the controllable," applying it to all aspects of his life.

## Meet Your Property Management Team



### **RACHEL MARTIN**

BUSINESS DEVELOPMENT/PARTNER

---

[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

---

[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

[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.



## **KRISTEE DOWNEY**

SENIOR PROPERTY MANAGER

[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

SAFETY OFFICER

---

[mariah.conway@kingheath.com.au](mailto:mariah.conway@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. 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.



## SHEREE MATTHEWS

TEAM ASSISTANT

---

[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.