

Table of Contents

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

Welcome

Thank you for your interest in **6 Vivian Court, East Bairnsdale**.

Purchasing residential real estate can be a very exciting process, however it can also be a 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



6 Vivian Court, East Bairnsdale

JUMP INTO THE MARKET.... MANY EXTRAS

3  1  2  **\$300,000**

1 Living Area

Air Conditioning

Solar Panels

Shed

Built In Robes

Carpeted

Close to Transport

Heating

Solar Battery

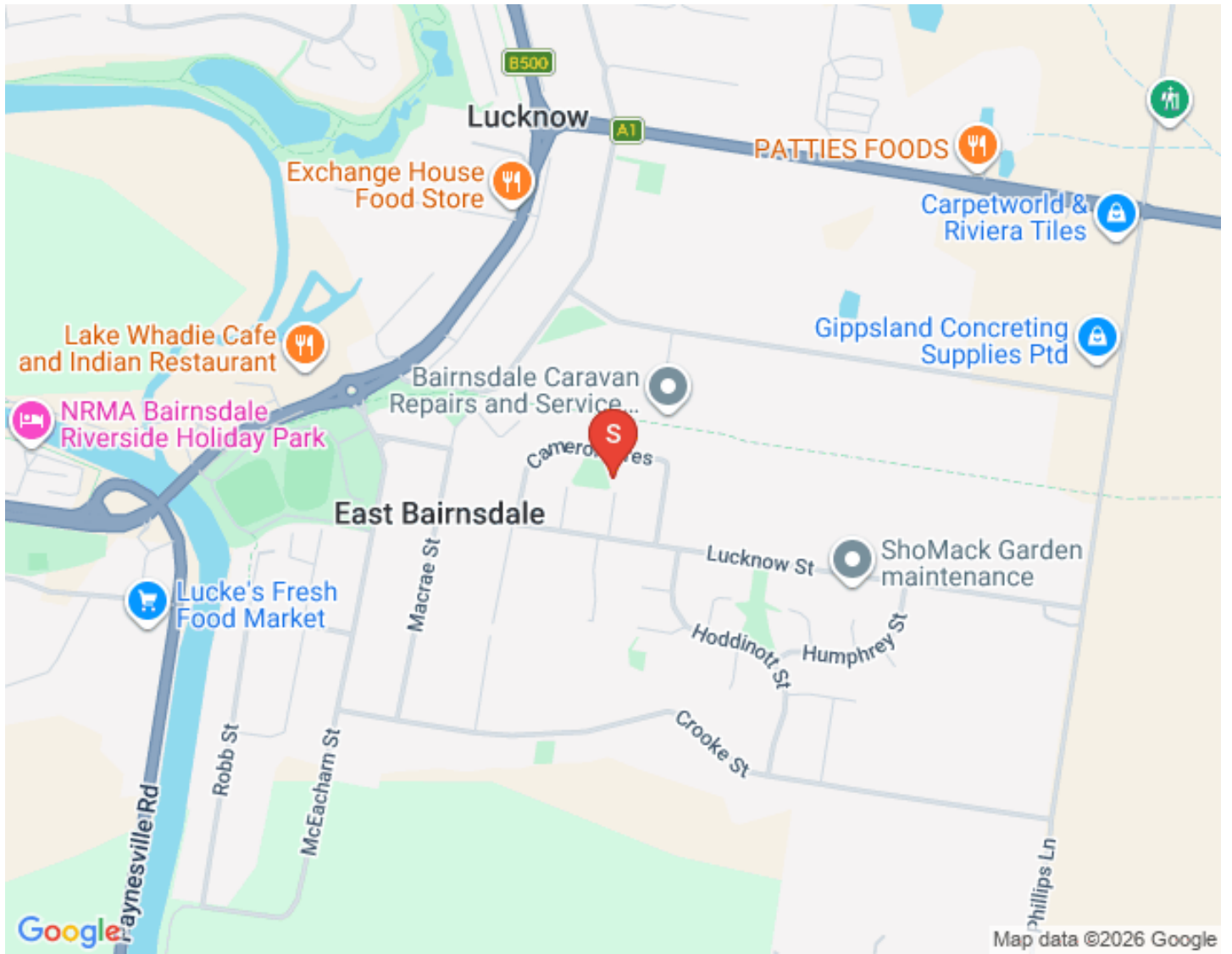
Perfectly suited for first home buyers or savvy investors, this 3-bedroom home offers a blend of comfort, convenience and modern sustainability. Located just a 5 minute drive from Bairnsdale's CBD, the property is nestled in a quiet court adjacent to a peaceful reserve which offers a sense of privacy.

Inside, comfort is assured with both wood heating for those cozy winter nights and a split system for year round climate control. The home is also equipped with a large solar system and battery storage, offering excellent energy efficiency and reduced power bills.

The home boasts a north facing backyard, ensuring plenty of natural light throughout the day, making it perfect for outdoor activities, gardening or simply enjoying the sunshine. For those with vehicles, the high clearance carport is a feature that you will appreciate, providing ample space for larger vehicles, caravans or boats. A generous shed and workshop provides additional storage and workspace for hobbyists or tradies.

Here is an opportunity to secure a well positioned home with everything you need to enjoy your new investment into the real estate market.

[Statement of Information](#)



Documents & Useful Links

[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

MANAGING DIRECTOR

0419 438 166

paul.miles@kingheath.com.au

Paul has been with King & Heath Real Estate for over 22 years, building a loyal client base through dedication, professionalism, and integrity. As a fully licensed estate agent, he is committed to delivering ethical, knowledgeable advice and outstanding service with every transaction.

A lifelong resident of East Gippsland, Paul brings deep local insight to his role as Managing Director of First National King & Heath and Branch Manager of the Bairnsdale office. His strong connection to the community and genuine passion for the region underpin everything he does.

Outside of work, Paul enjoys spending time with his wife Jane and their three teenage children, often making the most of the stunning Gippsland Lakes and the natural beauty of the area he proudly calls home.



JAMES COUNIHAN

RURAL SPECIALIST/PARTNER

0402 289 307

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 MANAGER - BAIRNSDALE

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.



ANDREW PERRIN

SALES

0437 174 035

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

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



KRISTEE DOWNEY

SENIOR ASSISTANT MANAGER - PROPERTY
MANAGEMENT

kristee.downey@kingheath.com.au

Kristee is one of our hard-working property-management team members, 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.
