



27 Gravelly Point Road, RAYMOND ISLAND, VIC 3880

Luxury Island Lifestyle with Proven Holiday Income – 6 Acre Raymond Island Estate

2.43 hectares, 6.00 acres

"Le Grande Villas" Luxury Lifestyle & Income Opportunity on Raymond Island.

Acreage Estate with Established Spa Villa Accommodation

A rare opportunity exists to secure a unique lifestyle and income producing property on beautiful Raymond Island, combining a spacious modern family residence with a successful boutique holiday accommodation business.

Set on approximately 2.43 hectares (6 acres), the property offers privacy, space and exceptional infrastructure while being just minutes from the waterfront village of Paynesville and the world-renowned Gippsland Lakes.

Currently operating as Le Grande Villas, the property features six beautifully presented one-bedroom spa villas, each fully self-contained and approved for short-term holiday accommodation (up to 28 day stays). The villas are currently part of the holiday letting pool and benefit from Raymond Island's thriving tourism and year-round events

TYPE: For Sale

INTERNET ID: 300P194173

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

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calendar.

Importantly, approval is already in place for two additional villas, offering significant potential to further expand the accommodation offering.

The Residence

Privately positioned away from the villas, the main residence is a modern low-set family home designed for comfortable living and entertaining.

Features include:

- Three bedrooms (one currently used as a study)
- Two bathrooms
- Formal living room plus dining area
- Games room
- Modern well-appointed kitchen
- Large outdoor entertaining area with BBQ
- Pizza oven and enclosed spa

The home also holds approved plans for a rumpus room, additional master bedroom and bathroom, providing flexibility for growing families or extended accommodation.

Infrastructure & Improvements

The property is exceptionally well equipped with excellent storage and vehicle accommodation, ideal for large boats, caravans and recreational vehicles.

- Electronic gated entry
- 6m x 16m boat / caravan port with 4.2m clearance and mezzanine storage
- 6m x 12m shed with 3m x 12m awning
- Extensive parking space
- Separate access to the villa complex for guest privacy

The Spa Villas

The six villas are beautifully presented one-bedroom self-contained spa villas, designed specifically for holiday accommodation.

Each villa offers:

- Open plan living

- Private spa facilities
- Quality furnishings
- Peaceful rural outlooks

Space for boat parking, caravan parking and 4WD vehicles for guests

Operating under the Le Grande Villas brand, the property benefits from an established reputation and ongoing visitor demand. It has its own website and will include a van set up with replacement linen and cleaning equipment for easy maintenance between bookings.

Exceptional Waterfront Access

A significant bonus is the private mooring attached to the property, measuring approximately 5m x 15m, complete with power and water, capable of accommodating a large vessel.

The property also includes two free ferry passes, providing convenient access to and from the island.

Location

Raymond Island is one of Gippsland's most desirable lifestyle destinations, famous for its wildlife, relaxed atmosphere and easy access to boating and fishing on the Gippsland Lakes.

The property is located:

- Minutes from Paynesville caf s, restaurants and marina
- Approximately 20 minutes to Bairnsdale for major services
- Within easy reach of Melbourne for weekend visitors

A Truly Unique Offering

Opportunities to secure an acreage property on Raymond Island with established income-producing accommodation, expansion potential and private mooring are extremely rare.

Whether you are seeking a lifestyle change, tourism investment or the perfect blend of home and business, this exceptional property offers it all.

****But wait there is more!!! The seller will look at negotiating the sale (either separately or inclusive depending on the price) of the luxury 40ft Searay vessel that sleeps up to 8 people, features twin V8 454 Mercruiser engines with only 60-70 hrs. The vessel is on a trailer set up for the Island only or can be parked on its mooring. Survey is current.****

For more information & price guide contact Carolyn direct on 0418 283762

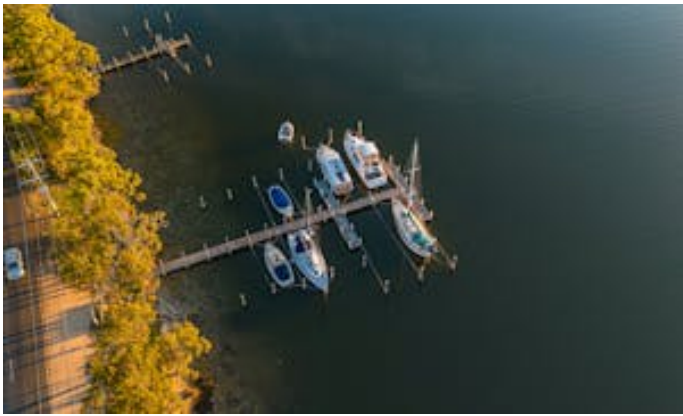
- Land Area 2.43 hectares

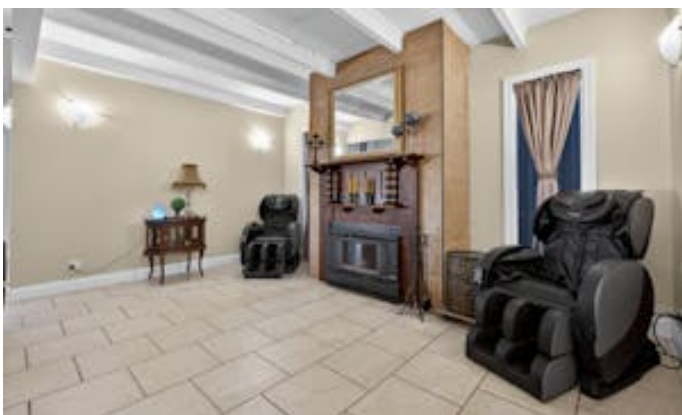
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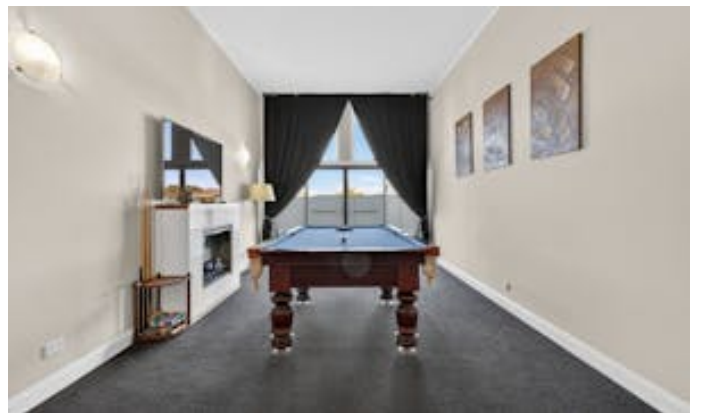
- Bedrooms: 9
- Bathrooms: 8

HOMESTEAD

Bedrooms	9
Bathrooms	8











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 TOTAL APPROX. FLOOR AREA 312 SQ.M
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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