



## 23 Government Road, Loch Sport

### SITUATED IN THE HEART OF TOWN AND PERFECT FOR THE GROWING FAMILY!!

How perfect is this location! Situated in the heart of town and only a two minute walk from the water edge of Lake Victoria!!

The growing family will love what is being offered here for a holiday home with the extra added bonus of a two bedroom bungalow at the rear with toilet, vanity and small kitchenette! Give the kids their own space and you can enjoy a well deserved break in peace and quiet!!

The home offers open plan living with both wood heating and reverse cycle air conditioning with under cover porch on the front of the home that flows out from the living area. The two bedrooms inside the home are adequate in size and separate toilet and bathroom complete the home off inside!

The property yard is all low maintenance, fenced on three sides and offers good size garage the boat and beach toys!

The property is also fully connected into the Loch Sport Sewerage Scheme.

Being located in the heart of town you will love this location with everything being close by! Imagine New Years Eve here and being within a casual stroll to the foreshore on Lake Street to enjoy the carnival and fire works with the family!!

So all you growing families need to come and inspect what is being offered here at this affordable price!!

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 Land Area 582 sqm

**\$159,000**

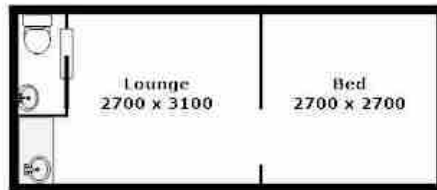
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**Open for Inspection**

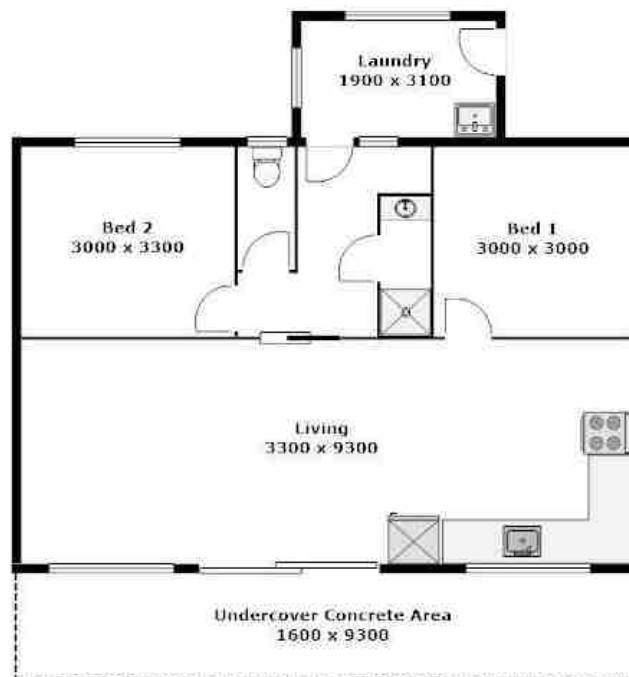
By Appointment



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Garage  
5000 x 9000



**\*\* PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE & NOT TO EXACT SCALE.**