



## 27 The Boulevard, Loch Sport

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### UNIQUE HOME IN SOUGHT AFTER LOCATION!!!

This home screams uniqueness from the moment you pull up in the driveway!!! The curved roof and the winding balconies give this home its distinctive street appeal in one of the most sought after streets in town!

On entering the home, the first story greets you with the second bedroom with built in robes, bathroom and also a second living room with a great sized deck looking over Lake Victoria!! This section of the home is perfect for guests and could easily have a small kitchenette added under the stairs to make it fully self contained for the extended family!! Leading up the stairs takes you to open plan living with spectacular views from every north facing window!!! The kitchen is ample and size with plenty of storage and gas stove top and electric oven cooking. The open plan lounge room also has a great sized deck flowing off it which boasts an excellent feel of indoor/outdoor living with large sliding doors entering off the lounge out onto the ample sized veranda!

The main bedroom on the top story of course has a great view as well and a balcony leading off the front to watch the beautiful sunsets of a night!! The main bedroom also has an en suite and separate toilet!! The second story also offers a study nook and separate laundry off the kitchen!

The backyard is accessible from this story as well and offers a terrace feel with beautiful trees and plants adding to the privacy of the rear! This space is perfect for the warm summer days to escape the heat or the balmy nights enjoying a BBQ, being easy access to the kitchen!!

The property also has a double garage at the front with power and concrete floors making this the perfect man cave for the man of the house!!!

The home is a one minute walk to Lake Victoria and a hop, skip and a jump to Pelican Bay which offers sandy shores all the way around! And almost directly across the road is a beautiful sized reserve on the edge of Lake Victoria which is perfect for the kids to enjoy!!

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

Be sure to inspect this home while it lasts!! As both its character and breathtaking views will captivate many!!!

 Land Area 827 sqm

**\$350,000**

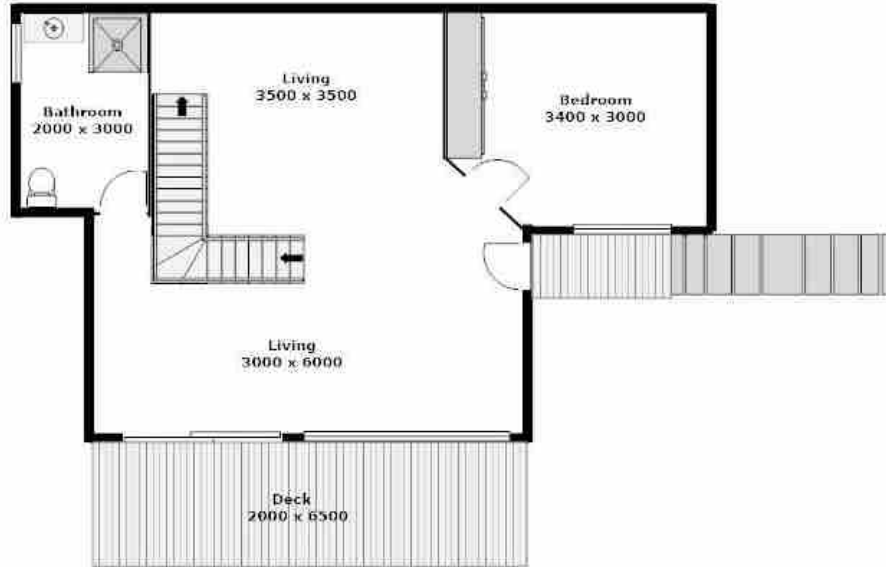
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**Open for Inspection**

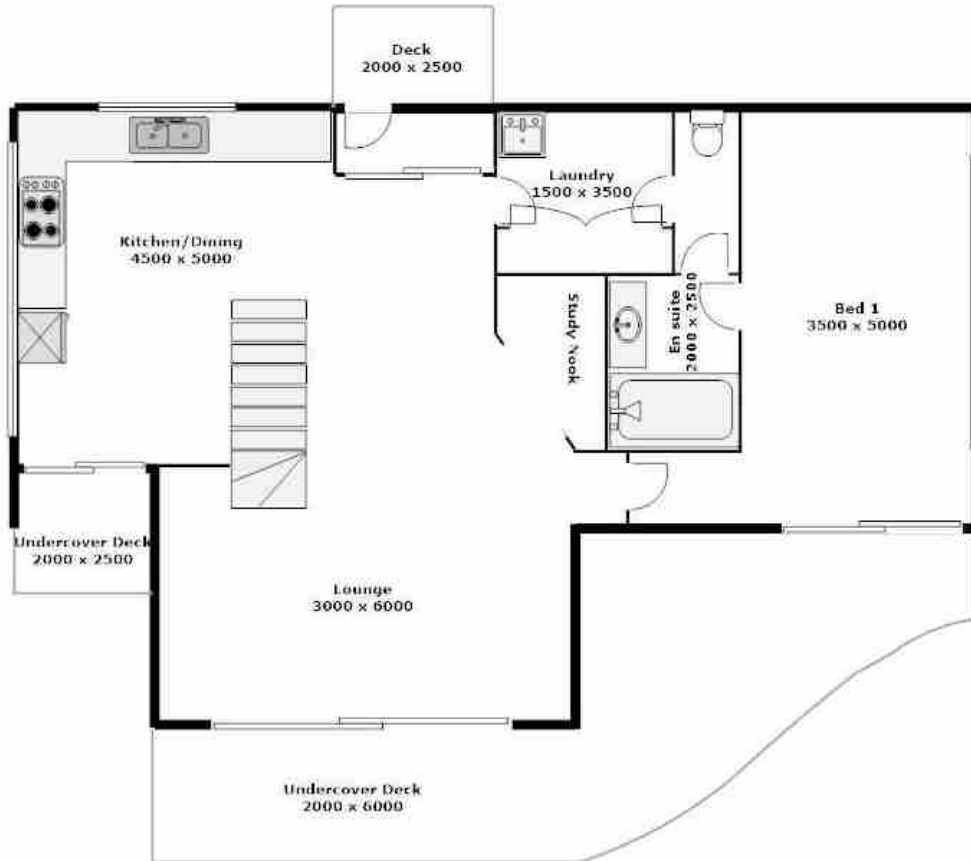
By Appointment



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



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