



## 4 The Boulevard, Loch Sport

### THE PERFECT BEACH COTTAGE PERCHED ON THE EDGE OF LAKE VICTORIA!!!

Tucked away from the road along side only four other homes located within this section of properties is a beautifully presented three bedroom cottage style home!! A very unique opportunity presenting itself here within a sought after street that hardly sees families part with homes on complete water frontage!!

On entering the property you can see how secluded the home is from the road with a slight slope down from the road and a beautiful big oak tree sheltering the home! Within the front yard there is also a double garage with laundry facilities and ample space for parking! However the rear of the home is where the fun starts! Located a hop, skip and a jump from the back door is the sandy shores of Pelican Bay! Imagine sitting on your back deck enjoying the afternoon sun whilst watching the kids run back and forth from the waters edge enjoying all that Lake Victoria has to offer!

The inside of the home offer some fantastic character as well with a beautiful and bright Hampton feel throughout! The lower level is home to the separate lounge space which flows off the large dining and kitchen area that has had a modernise with electric appliances. Located on this level is also the main bedroom with en-suite and walk in robe that looks out to the privacy of the rear garden and a glimpse of the lake in front!

The top level comprises of the second bathroom which has also had a modernise with a great neutral pallet that flows throughout the whole home! The two other bedrooms are also located on this level with the second bedroom ample in size for a queen bed and space left over for a desk or a set of bunks! The third bedroom allows access to the top deck which is the perfect space to sit, relax and retreat from all the guests that will want to come with the home!

Plenty of exploring to do all within the home with miles of walking tracks along the foreshore or even get back to nature and take a hike through approximately 2400 hectares of National Park to explore the wild life living within! Which is virtually at the front door from this beach front home.

Being one of very few perched on the edge of Lake Victoria you need to act quick and come and secure this one of kind property on offer!

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 Land Area 732 sqm

**\$425,000**

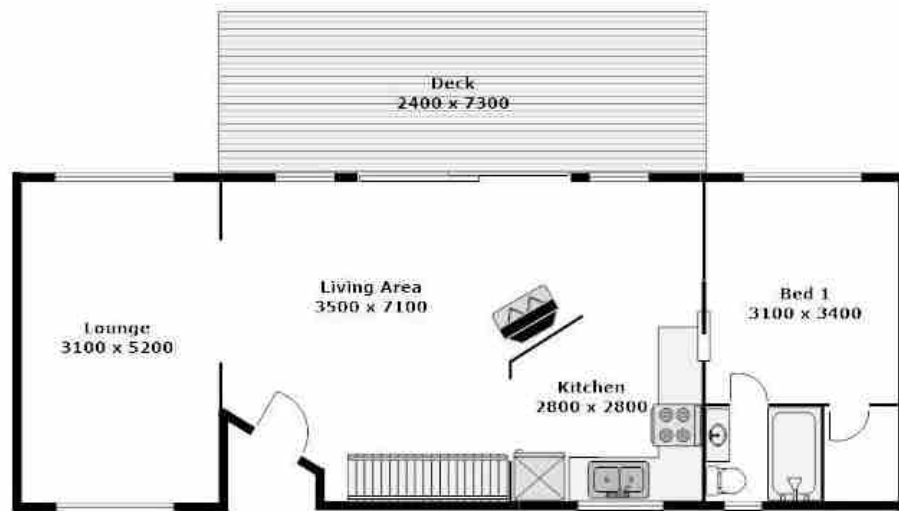
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**Open for Inspection**

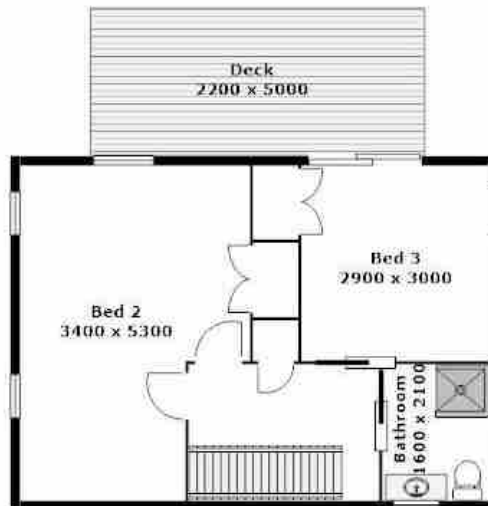
By Appointment



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



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