



## 8 Bluff Drive, Loch Sport

### YOUNG IN AGE HOME CENTRAL TO TOWN!

Wanting Marina location but also after the peace and quiet, well look no further! Tucked in a quiet street not far from the waters edge is this modern three bedroom, two bathroom home less than five years in age!!

On entering the home you are greeted with one of the two living areas of the property, the main bedroom flows off this space and includes an en suite and walk in robe! The second living space is ample in size with enough room for the dining and an additional sitting area! The kitchen offers plenty of bench space with electric appliances and overlooks the front yard, making it easy to prepare dinner whilst keeping an eye on the kids! The two living areas are heated with wood heating and also have the added bonus of reverse cycle air conditioning. Heading down the hallway is bedroom two and three of the home, both are ample in size with ceiling fans and built in robes! The laundry has plenty of storage and separate toilet leading off this area. The bathroom is also situated within this section, modern and neutral in style with the added bonus of a bath as well!!

Heading out the sliding doors off the dining area takes you out to a large deck on the north side of the home, the perfect spot to enjoy the afternoon sun whilst watching the kangaroos graze in the front yard! Being in the bend of the road demonstrates its bonuses as well, with this irregular shaped block the home has roughly 700 square metres to spread out over.

Location is fantastic here, with the Marina and Lake Victoria only a few minutes walk from your doorstep!

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 Land Area 704 sqm

**\$269,000**

ID# 701

**Open for Inspection**

By Appointment



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