



## 122 Toorak Avenue, Loch Sport

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### IMMACULATE PROPERTY PERFECT FOR HOLIDAY OR PERMANENT LIVING!!

On arrival at the property it is evident that the inside of the home will be just as outstanding as the street appeal offered here!! Walking through the lock able front gates you are greeted by fully secured yard, beautiful well kept low maintenance gardens and a great sized carport that doubles as the outdoor entertaining with the bonus of concrete driveway and veranda area set up with wood heating for all year-round use!

The rear of the property caters for all as well with a fully enclosed veggie garden ready to be planted out, a small workshop for the handy minded and a lock up tool shed. There is even a fish cleaning station for the keen fisherman! Water storage is neither a concern at the home with 20,000 litres of tank storage available and a bore to keep the lawns green all year round! With tall fencing wrapping around the whole property, there is privacy wherever you may go. The bungalow is ample in size and would be perfect for the visitors.

On entering you will see how beautifully presented this home is with Tasmanian Blackwood floorboards flowing through the open plan living into the two well sized bedrooms with built in robes and the bonus of televisions, which the vendor will include in the sale along with the fridge in the kitchen. The kitchen is ample in size with plenty of cupboard space and gas cooking with separate laundry, bathroom and toilet flowing off this area. Wood heating is available not only within the living area but also reverse cycle air conditioning for the hot summer days! The living space flows out into the outdoor living space doubling the size for entertaining, which is also heated by wood fire.

You will see that this home is not only loved but fully maintained by the current owner leaving nothing for you to do but move in and start enjoying!

All of this is being offered in a quiet location and only a short stroll from Lake Victoria and a short distance from the entrance into the National Park for all the bush lovers!

This home will either suit the permanent or holiday buyer!

So why not do what everyone is doing and make the sea change today and move to this beautiful coastal town!

 Land Area 475 sqm

**\$252,000**

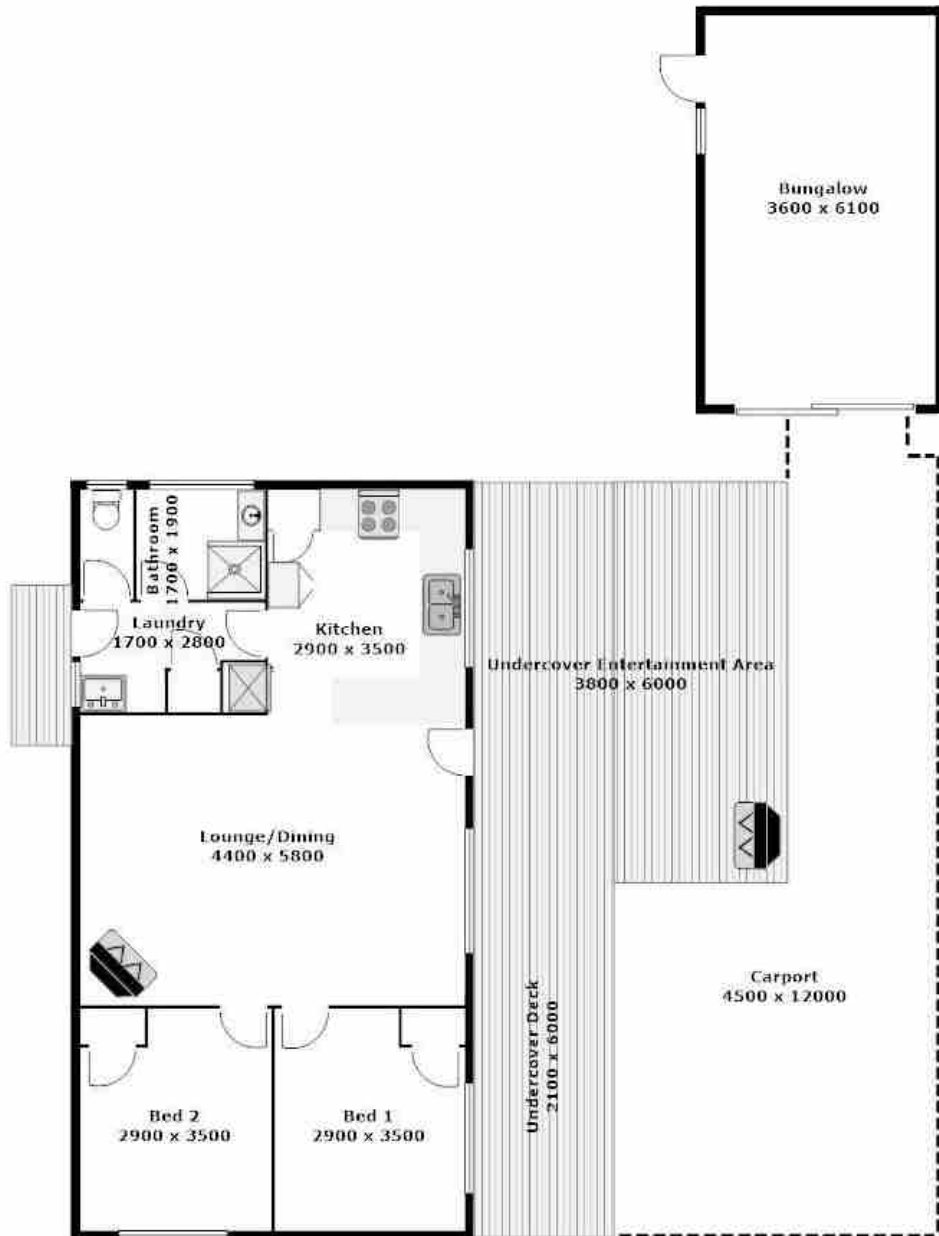
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**Open for Inspection**

By Appointment



Renee Potts  
(03) 5146 0946  
0412 673 126



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