



## 14 Toorak Avenue, Loch Sport

### SPACIOUS HOME WITH GREAT PROXIMITY TO LAKE VICTORIA!!

This spacious home has been loved by the same owners since day one which is clearly evident by well kept gardens and excellent condition throughout the home!! You will not guess the age of this home as it has been modernised over the years to keep up with the current trends!

On entering the home you are greeted with open plan living on the lower level, located within this space is one of the two lounge rooms made cosy by the wood heater, two bedrooms of sufficient size and the combined bathroom/laundry! The laundry is home to the second bathroom and is set up magnificently with plenty of bench and cupboard space and a separate toilet and shower section meaning that the laundry is fully accessible when someone is using the bathroom!

Leading up the internal stairs takes you onto the second storey of the home where the view hits you right in the face!! Open plan living leads directly out onto the huge entertaining deck in front where many balmy night BBQ's and morning coffee's will be enjoyed whilst overlooking Lake Victoria! The kitchen is ample in size with plenty of cupboard storage, electric cooking and the added bonus of a dish washer!! Occupying this level is also two other bedrooms making up a total of four spacious rooms located evenly throughout the house! The master bedroom on this storey has built in robes and flows out onto the deck with views of Lake Victoria from your very own space! And for the quiet afternoon drink away from the kids, there is a great sized deck at the rear of the home also!

The exterior of the property has just as much to offer with ample water storage and a garage come bungalow offered for the over spill of guests that will come with the property!

Easy access down to the water in front via the walkway reserve opposite the home for a day full of boating, swimming and fishing on the sandy shores of Lake Victoria!

There is also the option to purchase the block next door to the home, which is level and cleared with a few trees along to the boundary for \$110,000 on separate title.

So there is definitely enough room here to spread out!

Why not come and view this beautifully presented home today!

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Land Area 609 sqm

**\$398,000**

ID# 706

**Open for Inspection**

By Appointment

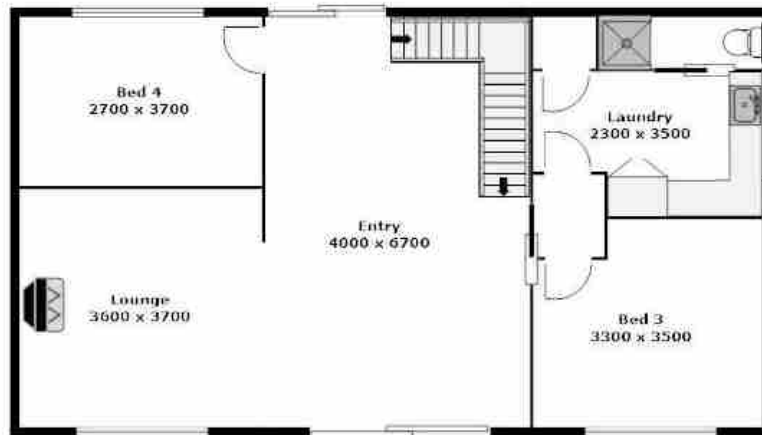


**Renee Potts**

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



Bungalow  
4400 x 8000

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