



27 Pelican Street, Loch Sport

RENOVATORS DELIGHT WITH AN AFFORDABLE VIEW!!!

Just imagine unpacking the car on a Friday afternoon, getting the kids settled in and sitting back on the large undercover north facing deck watching the silhouette of boats on Lake Victoria whilst admiring the sun set behind the mountains.

This property screams opportunity from the moment you pull up out the front! On entering the bottom storey of the home you are greeted with potential, this space is completely separate to the top storey and is the perfect space for the overflow of guests or the teenagers of the house. Comprising of a lounge room, ample sized bedroom and a combined toilet/laundry room that could easily be converted into a complete bathroom or with room to also add a small kitchenette to make the bottom level fully self contained. The view from this storey is just as incredible with a tree top view framing Lake Victoria in front!

Leading up the external stairs takes you onto the large deck overlooking the Lake, flowing onto this is open plan kitchen and lounge area. The kitchen is original but like the rest of the home in great order and could be easily modernised with a paint and some new appliances! The bathroom is also original but in great condition and with an existing neutral pallet would be another easy modernise for the home! The two bedrooms on this level are both sufficient in size with plenty of natural light flowing throughout the rooms. The home also comes partially furnished.

Heading back outside, the backyard has been fully retained to flow with the natural landscape of the yard. The front yard is level and spacious and offers plenty of room for parking or for a garage to be erected if need be! Being one street back from the water provides easy access to Lake Victoria with Mary Street and the Pelican Street walkway reserve leading into The Boulevard both within a short walk of either direction of the home.

So all handy minded who would love to call this view their own need to come and inspect!!

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 Land Area 855 sqm

\$289,000

ID# 713

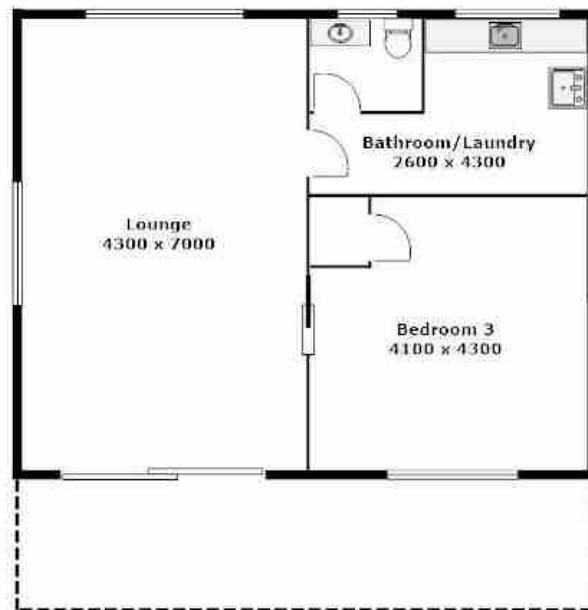
Open for Inspection
By Appointment



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



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