



31 The Boulevard, Loch Sport

MODERN HOME WITH BREATHTAKING VIEWS OF LAKE VICTORIA!!

Situated within one of the most sought-after streets in town is this two year old spacious north facing home!

All aspects of this property have been well thought out, with all areas of this 734 (approx) square metres of this property being utilised! On arriving at the property there is a double garage and carport with convenient access off the road. Adjacent to this is the concrete driveway that leads directly into the double carport underneath the house.

Leading up the external stairs takes you up onto the huge undercover north facing deck that soaks up the beautiful treetop views of Lake Victoria and Pelican Bay in front! Being completely undercover allows all year round use and protection from the summers sun and the winter elements! The spacious feel continues inside with open plan living overlooking the deck with large double glaze windows which continue throughout the whole home. The kitchen is ample in size with contemporary fixtures and plenty of cupboard space!

The three bedrooms on this level are all great in size with bedroom two and three both with built-in robes. The main bedroom has a huge walk in robe that could easily be converted into an en suite for the main or even a dual bathroom with access into bedroom two possible! The main is situated at the front of the home with views of Lake Victoria and the mountains behind.

The rear is home to separate toilet and spacious laundry that provides access to the backyard that has been fully retained with a small shed offering storage at the back of the property. The bathroom leading off the laundry is enormous in size with neutral tones and even has a bath!!

The bottom storey of the house is also home to a 3.4 x 5.8 metre bedroom with toilet which is the perfect space for the overspill of guests who will want to enjoy this beautiful property with you!

This home would even be perfect to enjoy yourself and still generate income by holiday letting.

If this is ticking all the boxes, then you need to come and inspect this home and view today!

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 Land Area 734 sqm

\$375,000

ID# 714

Open for Inspection

By Appointment

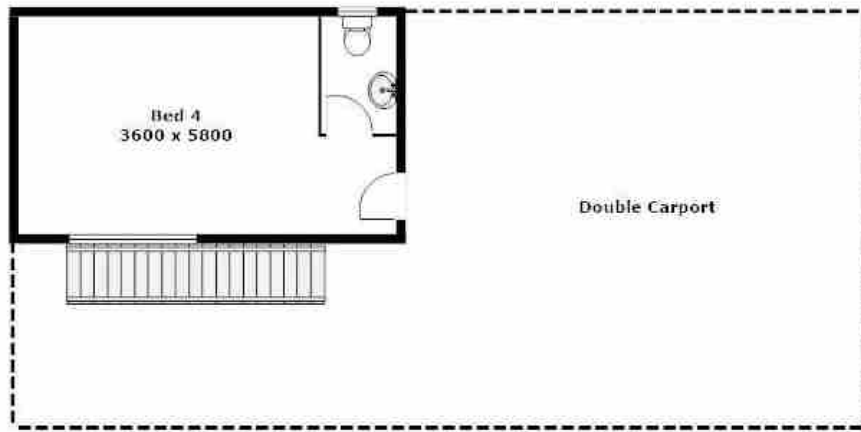


Renee Potts

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



Garage
6000 x 8700
(including carport)

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