



43 The Boulevard, Loch Sport

PRIME LOCATION WITH PLENTY OF POTENTIAL!!

Affordable property in one of the most sought after streets in town!! This home is the perfect starter for someone who has the renovators touch with plenty of imagination!

The handy minded are going to love the potential being offered here! Just imagine what this space could be turned into! On entering the home you are greeted with ample in size lounge at the front of the home made cosier with wood heating. The kitchen is located parallel to the living room and joined by a breakfast bar in between that could be removed if you were wanting to open up the space in between the lounge and the huge amount of area within the kitchen and create an open floor plan.

Three good sized bedrooms accompany the other side of the home with the bathroom central to them all. The bathroom is ready for a facelift but is an easy area to redo with space to put in a second toilet as well by extending out into the hallway.

A large undercover deck at the rear of the home is the perfect size and flows directly off the kitchen and dining where you will find the main toilet of the house making it the perfect spot for entertaining. There is also a single garage at the rear of the property as well and a fenced yard almost around the whole property.

Pelican Bay is a hop, skip and a jump from your doorstep where you can enjoy all of your water sport activities including kayaking and paddle boarding being a huge hit in this section of town! The boat ramp is also a stones throw from the home, making it easy to put the boat in and enjoy a great day on the water in front!!

**Please note that 24 hours notice needs to be given for inspections due to tenants occupying residents.
Tenants Lease Expires 28th May 2019

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 Land Area 659 sqm

\$220,000

ID# 762

Open for Inspection

By Appointment



Rachelle Potts
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Garage
4000 x 5800



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