



46 Government Road, Loch Sport

EXCELLENT LOCATION! CLOSE TO WATER AND ALL THE AMENITIES OF TOWN!

What a great location being offered here! Smack bang in the heart of town with the shops, RSL and Marina all within walking distance and only a hop, skip and jump from the water edge of Lake Victoria with the boat ramp only a short drive from your doorstep!

This home would suit perfectly for either permanent or holiday living! Offering open plan north facing living and all elements of the weather covered with both wood heating and reverse cycle air conditioning, kitchen with electric cooking, three good size bedrooms all with built in robes and separate bathroom, toilet and laundry complete the home off inside!

The property is set up with solar electricity, is fenced on three sides with foundations in place to finish off the front fence, has large double garage with part of it lined and could easily be converted into games room or bungalow for the overflow of visitors. The carport on the side of the garage would make the perfect outdoor entertaining area undercover! Easy yard to maintain with it all being low maintenance and plenty of parking space with established driveways.

Offering new floor coverings inside to both the living and bedrooms, there is nothing for you to do except move in and start enjoying!

Add this one to the list to inspect as it will be sure to tick all the boxes!!

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 Land Area 586 sqm

\$229,000

ID# 813

Open for Inspection

By Appointment



Rachelle Potts
(03) 5146 0946
0407 460 936

Garage
5700 x 9900

Undercover Entertaining
4600 x 5700



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