



64 Victoria Parade, Loch Sport

LOCATION, LOCATION, LOCATION!!!

What a location and price being offered here! Located in the heart of town on one of the most sought after streets is this great original beach home at an affordable price!

Central to all the amenities of town including the Supermarket, General Store, Marina with the RSL, tennis, bowls and golf club also located at the end of the street! For the boat lovers, imagine launching your boat at the main boat ramp located on Victoria Parade and pulling it up out the front of your home for a day of fun on the water all from the luxury of almost your doorstep!

The home is separated into two sections with the top part of the house comprising of open plan living with both wood heating and reverse cycle air-conditioning, bathroom and two ample in size bedrooms with plenty of windows framing the beautiful north facing lake view in front! Polished floorboards flow through the living and are also hidden under the carpet in the rooms for anyone wanting to continue the look through the home. The kitchen and bathroom are original but in great condition and would both be an easy modernise for the handy minded! The huge deck flowing off the living room is the perfect spot to sit and watch the activity pass you by on Lake Victoria!

The lower level of the home offers a huge amount of potential as well. With two more bedrooms located on this level there is also a space that could easily be converted into a second living space with some paint and floor coverings! There is also space for a bathroom to be installed on this level and a small kitchenette would make this space fully self contained, which would be easy with a utilizing the sink already in place! The storage shed at the rear also offers laundry facilities and shower with a separate toilet to the side. This can be used for the over flow of guests using the down stairs area.

As mentioned the property is one of the original beach homes that the family could enjoy now and later down the track build a new home right on the waters edge of Lake Victoria! Think of your future and invest now in this growing coastal town!

Believe me you will not be disappointed with this prime location!

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 Land Area 670 sqm

\$389,000 Open To Offers

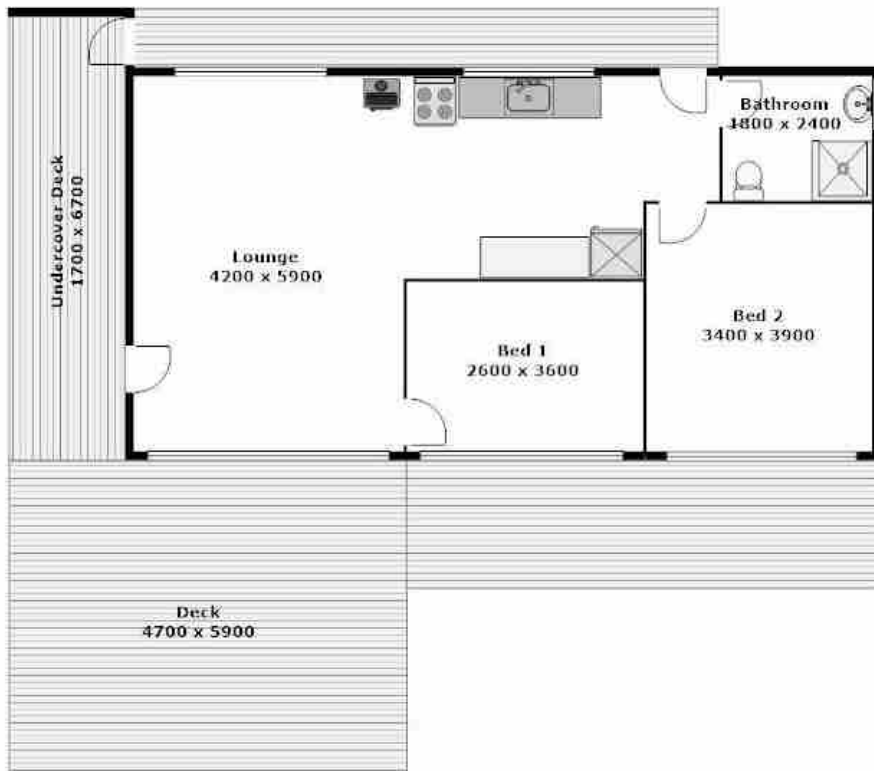
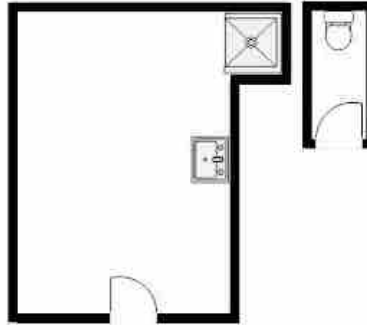
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Open for Inspection

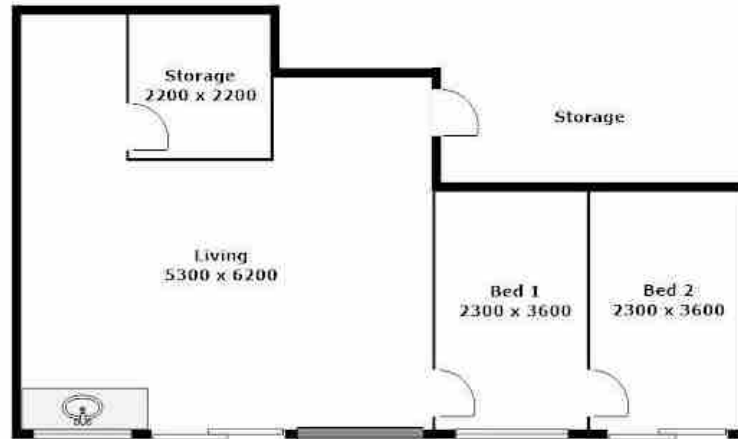
By Appointment



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



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