

# 13 Wattle Grove, Loch Sport, Vic 3851



## Sold House

Friday, 17 May 2024

13 Wattle Grove, Loch Sport, Vic 3851

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 546 m2**

**Type: House**



Renee Potts

**\$365,000**

This one is well worth an inspection! Situated at an attractive price point, this one won't last long with the potential it has on offer. Located on the north side of Wattle Grove with tree top views looking out over Lake Victoria, you will never tire of sitting out on the balcony admiring the Lake and the established garden located below. The house is perched halfway down the block with a level front yard that slopes away to the rear. With established gardens in the front and rear yard, the green thumb will love pottering away. The front yard is almost a blank canvas for the buyer to add their own touches of a carport or garage and a front fence to finish off securing the boundaries. Entering the home, within a few steps you'll be greeted with Lake Victoria views from the split-level living area. From a smaller home, the lounge and kitchen area are a great space and made even more commodious with tall skillion ceilings and windows on the south side of the building drenching the area in natural light. Windows from almost wall to wall frame the greenery and lake situated outside with sliding door access out onto a deck area perfect to enjoy it all from. The home also has solar, what a great power saver! The more than roomy kitchen was previously renovated by the owner and in perfect order as is or could be easily modernised with a few minor alterations. Reverse cycle air conditioning to the living completes all elements of the weather. The two bedrooms of the home are located at the front of the house with one offering built in storage. The combined bathroom/laundry has also had a facelift in past years and is central to both bedrooms. You know you want the view, be quick to secure this property before you miss out!\*\*\*\*\*CShell Real Estate does not warrant, guarantee or make any representations regarding the currency, accuracy, correctness, reliability, usability or any other aspect, of the material presented on the CShell Real Estate Website and it is recommended that prospective purchasers and users of the website make their own enquiries and seek independent legal advice in relation to the subject property. All drone image measurements are approximate and not to exact measurement.