

18 Holmes Street, Loch Sport, Vic 3851



Sold House

Wednesday, 23 August 2023

18 Holmes Street, Loch Sport, Vic 3851

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 586 m2

Type: House



Renee Potts

\$440,000

This beach beauty is ready for you to move in and start enjoying the lovely sunny days sitting on the deck watching the boats in the marina and views of Lake Victoria across the road! Hidden and tucked away in a quiet street with Basin Boulevard and National Park Road at either end of the road; you will find all that you need within a short walk of the property. Situated directly across from the Marina which is also home to the Lake View Bar & Bistro for a night out. Supermarket, Takeaway shops and cafe are also all within a casual stroll from here, meaning there is no need to move the car from the moment you arrive. The home has a Queenslander vibe, elevated up on stilts to take in the view. The underneath of the home has been used effectively with space for at least three cars or boat with undercover, concrete and an enclosed storage area with electric garage door for securely being able to store garden equipment or boat toys. Downstairs is also home to a second bathroom with shower and toilet and room for a foldout couch for the overflow of guests - this area could easily be played with and extended if needed. Leading up the exterior stairs and onto the top deck, wrapping around two sides of the home and offering entrances into the home on both sides. The north facing deck on the water side is spacious and a great spot to entertain while you enjoy the water views and sunsets over Lake Victoria. A removable shade sail is currently used to make the space comfortable on the warmer days but the addition of a pergola would make this space great for all year round use. Entering into the home via the sliding door leads you into the open plan living room, with renovated kitchen with gas stove top and electric oven. This space is heated and cooled by reverse cycle air-conditioning and the most perfect addition of a wood heater making the winter months ever so comfortable. Flowing off from the living room is the North facing sun room, the perfect spot to sit and enjoy a book and with the addition of a foldout couch, it is another perfect space for guests. Two good sized bedrooms are located on this level, both with built in robes, the owners have paid tribute to the era the home was built in and have tied in the modern features with the old and have perfectly styled the furniture - which is all included in the sale. The bathroom has been renovated in past years and offers shower and laundry facilities within a shared space with a separate toilet next door. Heading back outside you will see the secure yard with fencing for the pooch and children, an outdoor shower with hot and cold which is perfect for the return home from the beach! Plenty of water storage with 3 tanks equalling approximately 30,000 litres all with the added addition of a water filtration and first flush system. The owners have even installed a new instantaneous hot water service and even have a spot set up with seating around the fire pit! So to achieve a view at an affordable price this could be your next holiday destination! *****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.