

2 Campbell Street, Loch Sport, Vic 3851



Sold House

Friday, 1 September 2023

2 Campbell Street, Loch Sport, Vic 3851

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 508 m2

Type: House



Renee Potts

\$465,000

Less than a ½ minutes walk from the shores of Lake Victoria for a fun day of swimming, fishing and boating. What a great location being offered here right in the heart of the township and walking distance to all amenities needed for that well deserved break between the ocean and the lake. If you are wanting prime location, then this young in age home is worth a viewing. Tucked into the corner of Warren Street and Campbell Street and only 3 house blocks from the waters edge, offering fully enclosed yard, undercover deck running across the front and straight into the spacious open plan living, which is bright and airy due to its north facing aspect. A well-appointed kitchen with plenty of cupboard space and timber bench tops along with electric cooking and dishwasher. The home is heated and cooled by reverse cycle air conditioning with timber floors to the living and tiles to the meals area making it very low maintenance. The hallway through the middle of the home leads to a separate laundry that gives side access out to the side and backyard, the toilet and bathroom are central to the bedrooms, which are both spacious with built in robes and ceiling fans. The master bedroom offers its very own en-suite, built in robe and ceiling fan for the hot summers nights. This home is young and still owned by its original owner, who have added the extra comforts needed for a relaxing time by the water. Heading out into the yard, there's plenty of privacy from all sides with tall Colorbond fences with both front and rear yard enclosed separately for the pooch, a double garage with concrete flooring and power offers secure parking for the boat and car and easy undercover access straight onto the veranda for convenience on arrival. The drive through garage is perfect for anyone needing boat/trailer access. Plenty of water tanks throughout the property for both the house and watering the gardens, with the addition of a bore when needing to water the garden in the dryer months. A very low maintenance established yard containing a 4 x 2 metre garden shed for the gardener of the home & fully aggregate concrete driveway leading up to the house and garage. This home also offers solar panels to save money on electricity where possible & brand new security doors throughout! With the convenience of the town all within walking distance, the keen boater will love the easy access out onto the water with the boat ramp just situated on Victoria Parade. The enthusiastic golfer will enjoy the 18 hole Golf Course just down the road also within walking distance. If this property has ticked all boxes of your requirements, then an inspection is the next step!*****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.