

# 38 Sanctuary Road, Loch Sport, Vic 3851



## Sold House

Wednesday, 20 September 2023

38 Sanctuary Road, Loch Sport, Vic 3851

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 647 m2**

**Type: House**

**\$250,000**

Are you looking to get into the property market or for the perfect renovator? Then look at what's being offered here. Situated within the heart of town, is this two-bedroom, one bathroom home, waiting for its next owner to make it into their own. Entering the home, you will find open plan living with timber floors, a spacious kitchen offering generous bench space for meal preparation and gas cooking. Flowing off from the living area is the large main bedroom with a second bedroom situated next to the toilet and bathroom. The sunroom at the rear of the home has been converted into bedroom space but could easily be converted into laundry space or even converted back to a sunroom and add a deck for the outdoor living at the summer house. Outside offers a carport, spacious backyard with fencing and very low maintenance with the property backing onto the reserve behind. Plenty of water storage with two tanks and for the desire to add a garage there is space within the backyard to do so. With all the amenities within the town only a short walk from this location, this will certainly tick the boxes for the children with the skate park and playground a short walk or bike ride away. The coffee shop for the wife and most importantly the LakeView Bar & Bistro for the man of the house all only a short walk away! Even the water's edge of Lake Victoria is less than a five-minute walk! This home will make a great start for those wanting to get into the market or for those who are handy-minded and love to take on a new project. We doubt this one will last long, so give our office a call today to book an inspection!\*\*\*\*\*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.