

# 40 - 42 Wattle Grove, Loch Sport, Vic 3851

## House For Sale

Thursday, 16 November 2023



40 - 42 Wattle Grove, Loch Sport, Vic 3851

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1060 m2**

**Type: House**



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**\$485,000**

The perfect family home is on offer here! Situated on a double block in Wattle Grove, this four bedroom, one bathroom home is waiting for its next family to move in and make valuable memories just as the current vendors has done here! With an attractive street appeal, the moment you pull up at this property you will be graced by the established gardens, secure front fence with double gates and concrete driveway leading into the garage. Upon entry inside from the undercover deck running the length of the home, there is open plan living with split system air-conditioning and wood heating making it comfortable to enjoy family holidays all year round. Flowing off from the living area is the main bedroom with built in robe and laundry next door with access outside and separate toilet. For the buyer wanting a second bathroom the laundry area could easily be converted and turned into an en-suite for the master bedroom. The kitchen features ample bench and cupboard space with gas cooking. Leading out from the dining area is a huge spacious outdoor undercover deck which is the perfect spot for all year round entertainment and looks out over the rear garden, home to natives along the fence line and fully fenced yard for privacy. Steps from the veranda give access into the enclosed garage / carport which offers plenty of space for the car and boat and the security of a remote-control roller door. Back inside and down the internal hallway leads to the main bathroom with a bath and second toilet and 3 more bedrooms that all offer built in robes. The great thing here for the holiday buyer is that the vendor will leave this one furnished! If you are looking for a double block and a large home on the water side of the town, then you need to inspect this!\*\*\*\*\*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.