

# 49 Pelican Street, Loch Sport, Vic 3851

## House For Sale

Wednesday, 12 June 2024



49 Pelican Street, Loch Sport, Vic 3851

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 665 m2**

**Type: House**



Rachelle Potts

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**\$690,000**

Tucked away at the quieter end of town and situated only two streets from the water, is where you will find this furnished home perched. A home that has been loved as a holiday home for many years by the current owner and is now passing onto you to do the same or why not move to the coast and enjoy the view all year round! Set back from the road and hidden behind the privacy of secure fencing and perched towards the rear of the block to take in the amazing outlook over the water is this two-storey home with loads to offer. Entering the lower level, you are greeted with the second living area/games room. A glass door leads out into the rear yard for easy access to the playground. These two areas will cover both the indoor and outdoor fun for the kids. A separate toilet, laundry and bathroom complete this level. Internal stairs lead up to the top level and into the open plan living with every north window catching the views of the water. Timber floors flow through the living room. An excellent size kitchen with neutral toning, plenty of cupboard and bench space with the bonus of a new dishwasher and electric cooking. A spacious dining area with a view to sit and admire. Directly from the lounge you can enjoy the outdoors on this comfortable sized deck, which has had a new revamp with new composite decking and handrails. Imagine entertaining here and showing off this view to the visitors! Heading back indoors, the home has all elements of the weather covered with both reverse cycle air conditioning along with a fireplace for a cozy winter stay. Three good-sized bedrooms all with built-in robes and ceiling fans. A separate toilet and bathroom complete the upper level. Take notice of the furniture that complements the home as the majority is included in the sale. All elements of outdoor living are covered here with the spacious yard. Double carport under the home that could easily be converted to a garage, two good size tanks, a dog run and kennel for the pooch, an abundance of fruit trees, there are even two veggie bins raring to go. A fantastic outdoor fire pit for entertaining while the camp oven cooks away. What beats sitting around a campfire while on holidays! With four house blocks separating you from the walkway leading down to the water and boat ramp, you will thoroughly enjoy this location and not forget the miles and miles of National Park at the end of the street. If you want a view, then this property is for you! \*\*\*\*\*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.