

# 89 Wattle Grove, Loch Sport, Vic 3851



## Sold House

Friday, 29 September 2023

89 Wattle Grove, Loch Sport, Vic 3851

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



Rachelle Potts  
0407460936

**\$650,000**

Situated in the prestigious Wattle Grove, is this superb property with panoramic views over Lake Victoria from both levels and only a short walk to the waters edge through the walkway reserve just one block away! Offering two large living areas on both levels, both north facing and feature floor to ceiling windows to take in the natural light whilst opening up out onto large undercover balconies for outdoor entertaining all year round. Bamboo flooring runs through the entire home for convenience of beach living. The upstairs living area features wood heating which makes a relaxing evening looking out across the lake, plus there is a reverse cycle air-conditioner to cater for the warmer days! With the lower level also offering wall heaters to the main area. There is also 6 kilo watt solar panels for a great energy saver! The home comprises of four large bedrooms, three are situated on the bottom storey offering built in robes, ceiling fans and central to the bathroom with shower, bath and separate toilet. The master is huge in size and located on the top level, you'll never tier of the water view you'll get from the large glass sliding door without having to leave the bed! It also boasts a spacious walk-in robe and en-suite. The spacious laundry is at the entry of the home and provides plenty of storage with ample bench space! The kitchen is large in size with an impressive island bench, dishwasher, ample cupboard space and pantry plus an adjoining study nook for your work-from-home set up, or make it into a breakfast bar. Off the nook is a conveniently placed powder room for guests to use when staying here! The deck on the top storey is an impressive 15 meters wide, big enough to entertain while the kids run in and out of the free flowing indoor/outdoor living. Heading back downstairs you will find the garage. Running the whole length of the home makes it perfect in size for the car, boat and even the jet ski as well and even has direct access into the home. At the front of the property there is plenty of front yard for the overflow of guests and the gardens are low maintenance so you don't have to stress about them when you're holidaying here! Water storage here is ample with two large tanks filled with ease from the large roof catchment offered. The home has also been freshly painted in recent years on the outside. With it's location and high standard build, this home is definitely well worth 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.