

**1/30-36 Gladesville Boulevard, Patterson Lakes, Vic
3197**



Townhouse For Sale

Saturday, 20 April 2024

1/30-36 Gladesville Boulevard, Patterson Lakes, Vic 3197

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 182 m2

Type: Townhouse



OBrien Real Estate Chelsea
03 9772 7077

\$695,000 - \$740,000

Embrace a world of relaxation and convenience in this freestanding 2-bedroom townhome, showcasing a delightful way of life on the edge of the Patterson River. Modern living is materialised with a touch of serenity, delivering a magnificent indoor-outdoor layout with house-like proportions just moments from river walking trails and Patterson Lakes Shopping Centre. An abundance of natural light filters into its double-storey entry void, unfolding into a bright and modern layout rejuvenated for the modern day. A spacious kitchen with stone benchtops, a stainless steel gas cooker, a dishwasher and space for a second fridge oversees a vibrant open-plan design, integrating effortlessly with a wraparound terrace and tropically-inspired gardens perfect for entertaining or simply kicking back. The master bedroom features a walk-in robe and direct access to the renovated central bathroom, with a laundry and powder room located on the lower floor. Comfort is assured with ducted heating, evaporative cooling and ceiling fans in both bedrooms, with additional features including under-stair storage and a single garage with an additional car space. Experience the Patterson River lifestyle just metres from its shoreline and walking trails leading to Patterson Lakes and Gladesville Shopping Centres, The Cove Hotel, Carrum Village and Station, Patterson River Country Club, and the beautiful Port Phillip foreshore, with freeway access a moment's drive away.