

1 Royal Charlotte Drive, Patterson Lakes, Vic 3197



Sold House

Thursday, 17 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 609 m2

Type: House



Genevieve Hill
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Josh Taylor
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\$1,217,500

Elegant and spacious, this lovely 4-bedroom plus study home is ready & raring to go - just move in and start living life to the fullest! Occupying a desirable corner allotment and impeccably presented throughout, the light-filled residence features an inviting formal lounge, a home office/study, smartly-appointed contemporary kitchen and a vast open plan living/dining area that leads to a huge undercover alfresco patio for easy summer entertaining. All four bedrooms are peacefully positioned upstairs, including the sublime master with sitting area, ensuite, walk-in robe and leafy outlooks. The remaining bedrooms flank a versatile first-floor retreat; they all boast built-in storage and share a sparkling family bathroom. Interior comfort is ensured thanks to the inclusion of ducted heating, evaporative cooling and split system heating/cooling while also offered are solar panels, gutter guard on roof, a guest powder room and laundry with access to the double garage. There is also the bonus of gated side access off Governor Arthur Drive - perfect for boats, caravans or trailers. Freeways to the city or peninsula are close by for a direct commute or weekend getaway, and this ever-popular family locale is close to a choice of well-regarded schooling options, various shopping destinations and wetland/river walking paths for easy relaxation and exercise.