

# 11 Patrick Court, Mitcham, Vic 3132



## House For Sale

Monday, 20 May 2024

11 Patrick Court, Mitcham, Vic 3132

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Tynan Carr  
0423466695



John Stack  
0402443312

**\$1,350,000 - \$1,450,000**

Peacefully secluded within a tranquil cul-de-sac, this impeccable single level home is set amidst meticulously landscaped gardens and manicured lawns. Showcasing enchanting leafy views from each room, and offering two large separate living spaces, the home also boasts an impressive alfresco area ideal for relaxed outdoor entertaining. Positioned within easy walking of Heatherdale Station, Simpson Park, Heatherdale Reserve, Somers Trail, Mitcham BMX track and buses, the home is also just moments from Eastland Shopping Centre, Brentford Square, EastLink and Mullum Mullum bushland. Set in the sought-after Antonio Park Primary zone, the location is also close to Ringwood Public Golf Course, Mitcham Private Hospital, Mullauna Secondary and Aquinas College. The home greets guests into a spacious formal living room with a lofty pitched ceiling. At the rear, a generous separate family room and dining area are bathed in natural light, enjoying a sundrenched north facing aspect. Sliding doors flow out to an expansive alfresco area, seamlessly integrating the indoor and outdoor spaces for effortless year-round entertaining. Creating a private garden haven, the backyard also features colourful camelias, vibrant deciduous trees, and an elevated dining terrace. Updated in 2019, the stylish contemporary kitchen comprises waterfall stone benchtops and splashbacks, a breakfast bar, ample drawer storage, and quality appliance including a stainless steel Asko dishwasher, a pyrolytic oven, and an AEG gas cooktop. Set at the front of the home, the master bedroom features a fully-fitted walk-in wardrobe, and a private ensuite with floor-to-ceiling tiling, a frameless glass shower, and a hung timber vanity. Three additional bedrooms are each equipped with built-in wardrobes, and are complemented by a pristine fully-tiled central bathroom with a frameless glass shower, a hung stone vanity, a separate bathtub, and a separate W/C. A full laundry includes excellent storage with soft-close inbuilt hampers, and offers direct outdoor access. Featuring gas ducted heating, evaporative cooling, additional split system air conditioning, underfloor heating in the family room, ceiling fans, a 7.2kW solar system, wired smoke detectors, an alarm system, LED downlights, plantation shutters, quality roller blinds, Crimsafe screen doors at front and rear, and a 5000L water tank, the home also includes a remote double lock-up garage plus space for additional off-street parking.