

# 11 Pratt Avenue, Frankston South, Vic 3199

## House For Sale

Friday, 31 May 2024

11 Pratt Avenue, Frankston South, Vic 3199

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Area: 752 m<sup>2</sup>

Type: House



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**\$1,695,000 - \$1,845,000**

Prepare to be wowed from the moment you arrive at this stunning property. Located in one of Frankston South's most sought-after pockets, this beautiful quality-built family home is sure to impress. Secured behind electric gates, some key features include: - 4 oversized bedrooms- each with a walk-in robe and full en-suite. The master suite offers a private balcony, walk in robe, dressing room and a huge ensuite with bath, double shower and double vanity. - A further 5th bathroom downstairs with a shower, ideal for guests or potential downstairs bedroom. - Separate office/study/ provision for a downstairs bedroom. - 3 genuine living zones comprise of a formal lounge, open plan family room with Escea gas fireplace, allocated dining area plus teenage retreat/living area upstairs. - Stunning entertainer's kitchen is the heart of the home. Fitted with quality appliances, induction cooktop, pyrolytic oven, stone benches, plenty of organisational storage and an impressive butler's pantry. - Extensive composite decked alfresco and outdoor entertaining area that overlooks the low maintenance garden with plenty of room for the kids to play and space for a pool. Extra comforts include: oversized double garage with internal and rear access. Side access ideal for Caravan/Boat/Trailer. Refrigerated cooling system, gas ducted heating, square set cornice, all bathrooms feature demisting mirrors, double glazed windows throughout, smoked oak timber floors, feature timber staircase. The list goes on! If there was an option to upgrade, it was! No stone has been left unturned. Not a thing to do, just move your furniture in and enjoy all that this beautiful property and lifestyle has to offer. Located in the FHS Zone, nearby to Overport Primary school, local shops, parks and close access to the beach and freeway. This one is a must see. To inspect and appreciate, call today!