

# 12 Patera Grove, Fraser Rise, Vic 3336



## House For Sale

Friday, 1 December 2023

12 Patera Grove, Fraser Rise, Vic 3336

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 504 m2**

**Type: House**



Nivin Salsa  
0424935361



Reet Sarain  
0420733305

## GRAND OPENNING SAT 12-12:30PM

Welcome to 12 Patera Grove, Fraser Rise! This stunning 4-bedroom, 2-bathroom house is now available for sale. With its modern design and spacious layout, set on an impressive 504 sqm west facing corner block with plenty of sunlight throughout the day and offering privacy with a second access to the backyard should you need it, makes it the perfect property to offer a comfortable and luxurious living experience. Before you step inside you are welcomed by the wide and lovely façade and low maintenance front yard design. As you move in inside, you will be greeted by a bright and spacious double doors entry to the master bedroom then down the hallway, the airy living area seamlessly flows into the dining and kitchen space. The kitchen is equipped with high-quality appliances, ample storage, and a sleek island bench, the glass splash back complements perfectly the upgraded porcelain floor tiles, making it a perfect space for cooking and entertaining guests. The four well-appointed bedrooms provide plenty of space for the whole family. The master bedroom features a private ensuite, with elegant double vanities and a large tiled shower and separate toilet, while the remaining bedrooms share a stylishly designed bathroom. Each room is filled with natural light, and fitted with built-in robes creating a warm and inviting atmosphere. The covered alfresco area is secured with aluminium sliding doors and expertly tiled to create an outdoor sitting area all year round to entertain your family and friends. This property also boasts a double remote car garage, providing secure parking for two vehicles. The low-maintenance backyard offers the perfect space for outdoor activities or simply relaxing in the fresh air. Other features include: • #6 security cameras • High ceiling throughout the property with downlights • Laundry with spacious bench space and storage • Well appointed second living area for a Theatre room or study room • Kitchen with 900 mm stainless steel appliances, dishwasher and a Walk in Pantry • Ducted heating and 2 Cooling units • 4.5 Kw solar system to reduce your electricity bill • Garden shed • Alarm system • Double blinds on most windows for added privacy • Ceiling fans in Theatre room and 3 bedrooms. Located in the desirable suburb of Fraser Rise, this property is surrounded by a range of amenities. You'll find schools, parks, shopping centers, and public transport options all within easy reach. With its convenient location and modern features, this house is perfect for families looking for a comfortable and convenient lifestyle. Don't miss out on the opportunity to make this beautiful property your own, so be sure to register your interest and secure your chance to own this amazing home. Contact us today to arrange a private inspection and start envisioning your new life at 12 Patera Grove, Fraser Rise. (Photo ID is Required at all public and private inspections) **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Some pictures are staged and represent mock furniture that is not included in the sale of the property. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>