

# 13/1 Canberra Street, Patterson Lakes, Vic 3197

## Townhouse For Sale

Saturday, 27 April 2024



13/1 Canberra Street, Patterson Lakes, Vic 3197

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Marziale  
0433946969



Aimee Rowell  
0406755290

**\$1,200,000 - \$1,320,000**

Welcome to your waterfront paradise! Nestled perfectly on the main canal with breathtaking panoramic views, this home offers the epitome of waterfront living. Boasting your very own boat mooring, you're just minutes by boat out to the bay. Set in the quiet and peaceful Quay West complex. Well-maintained and complemented by visitor parking and a tennis court, this community is designed for leisure and relaxation. Step inside this charming double-story home to discover a layout that maximizes stunning river views from every room. Indulge in luxury within the grand master bedroom, graced with elegant plantation shutters for added privacy. Complete with a built-in robe and a spacious ensuite, featuring a freestanding bathtub, shower, and double vanity sink. Two additional bedrooms each have built-in robes, for all your storage needs. The versatile floorplan presents endless possibilities, with a downstairs kitchen, living, and dining area complemented by a spacious sunroom that can serve as another living space. Entertain in style outdoors with an alfresco and lush grass area as well as a sandy beachfront. Immerse yourself in everything the river has to offer whether it's paddleboarding, fishing, boating or even soaking in the water views as you unwind, there's something for everyone. Enjoy the convenience of walking to Patterson Lakes' amenities, including shops, cafes, restaurants, parks, walking tracks, and public transport. Don't let this rare opportunity slip away. Embrace this ideal lifestyle, that is low maintenance, right at the water's edge!