

# 14 Beachcomber Court, Patterson Lakes, Vic 3197

## House For Sale

Monday, 18 March 2024

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REAL ESTATE

14 Beachcomber Court, Patterson Lakes, Vic 3197

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 817 m2

Type: House



George Begala



Jane Webb

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## **\$3,500,000 to \$3,750,000**

Experience the epitome of waterfront living nestled in a cul-de-sac in Patterson Lakes' most prestigious location, on the main canal. Winner of the HIA award for best renovation\*, this luxurious retreat boasts unparalleled opulence and sophistication. As you step inside, a spacious hallway bathed in natural light and adorned with terrazzo tiling leads to awe-inspiring water vistas that take centre stage. Expansive windows frame the enchanting sight of the boats sailing by, while the east/north-east facing living room offers a serene and relaxing space. Every aspect of this 4 bedroom plus study home is testament to exquisite design and the seamless connection to the water, from the striking sapphire metallic façade to the opulent midnight blue kitchen splashback. The gourmet kitchen, overlooking your private water oasis, also showcases a granite waterfall benchtop, top-of-the-line Miele appliances and a generously sized fully fitted butler's pantry. Luxury touches abound, including a sleek gas log fire, custom fitted television and adjustable lighting throughout, creating an ambience of exceptional elegance. Outside, your own private water oasis includes a sandy beach, extra wide water frontage and your own private boat mooring, providing easy access for enjoying a day on the bay. Spend evenings on the expansive decking enjoying ever changing water vistas or take a dip in the resort style solar heated pool. Every room in this elegant residence exudes the refinement and attention to detail of a 6-star hotel. The expansive master bedroom treats you with breathtaking views and an extra alcove to unwind, while the huge ensuite features stunning mosaic tiles and a double rainfall shower. Even the guest powder room impresses with its stylish Italian basin and stunning pendant light. With a host of additional features including a soundproofed theatre room (with space for a baby grand piano), separate study and additional living area upstairs, this home provides every comfort and luxury. Built with environmental sensitivity in mind, solar panels, water tanks, 6-star energy rating and extra insulation ensure sustainability. Other luxury details include custom-made pivot entry door, state of the art German motorised garage door, security system, laundry chute, plus zoned gas ducted heating and refrigerated cooling, to ensure your year-round comfort. Seize this opportunity to immerse yourself in this unparalleled waterfront lifestyle. For more information about this extraordinary property and to arrange a private inspection, reach out to George Begala or Jane Webb.\*Winner of the 2015- 2016 Housing Industry Association Victorian Renovation/Addition Project \$501,000 - \$700,000 Award and Runner Up HIA Best Design Award.