

14 Patern Street, Highton, Vic 3216



House For Sale

Tuesday, 27 February 2024

14 Patern Street, Highton, Vic 3216

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 767 m2

Type: House



Kieron Hunter
0435798405



Tom Harrison
0421508877

\$900,000-\$950,000

Introducing an exceptional real estate proposition nestled in the heart of Highton, a well-established and conveniently located neighborhood mere steps away from the lively ambiance of Highton Village. This property boasts proximity to esteemed schools, picturesque parks, serene reserves, and the scenic Barwon River. Occupying a generous 767m² (approx.) north-facing plot, this impeccably maintained residence presents a myriad of possibilities for renovators, investors, and developers (STCA). Set amidst a tranquil tree-lined avenue, the original weatherboard dwelling exudes timeless charm across its three bedrooms. Each bedroom features built-in robes and shares access to the family bathroom, while the front lounge enjoys a delightful street vista. Transitioning to the heart of the home, the family/dining area showcases a rustic timber finish with exposed beams, complemented by a fireplace and one of two split-system units, and seamlessly flows out to the alfresco entertainment space. The kitchen, still in serviceable condition, is equipped with an oven, cooktop, dishwasher, walk-in pantry, and ample cabinetry. Outside, the expansive backyard boasts a mature garden, a lengthy single-door garage, an additional garden shed, and two water tanks. Conveniently positioned within a short stroll from the vibrant array of cafes, boutiques, grocers, and medical amenities in Highton Village, and within walking distance of esteemed educational institutions such as Bellaire, Clairvaux, and Highton Primary, as well as Belmont High. Furthermore, residents can enjoy access to various local parks, sporting facilities including Highton Bowls Club and Tennis Club, and the scenic Barwon River walking trail. With the Ring Road just a 4-minute drive away (approx.) and the CBD reachable within 10 minutes (approx.), this location offers an enviable blend of convenience and tranquility. While the property is currently comfortably livable, its generous size and prime location present an opportunity for extension, dream home construction, subdivision, or development of lifestyle residences (STCA). A rare gem in a tightly held locale, this represents an outstanding real estate prospect not to be overlooked!