

**2/49 Paterson Road, Springvale South, VIC, 3172**

**Sold Unit**

Friday, 20 January 2023

2/49 Paterson Road, Springvale South, VIC, 3172

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Unit**



Jaymee Le



Calvin Pais

## THE BRIEF: Private setback from the road with plenty of parking space | NO OWNERS CORP

### ITS ADDRESSED

Nestled within the heart of suburbia close to schools, shops and sporting facilities, this three-bedroom villa presents a wonderful opportunity within a peaceful and friendly neighbourhood. With a private setback from the road and security protections such as digital locks and a Crimsafe entry door, this home promotes a welcoming vibe with its large LED-lit portico, wide frontage, full-height windows and abundance of parking. Additionally, the covered carport at the front can double as a second outdoor entertaining space.

A flowing open-plan layout is bolstered by high ceilings, wide archways, LED downlights and quality flooring in timber laminate and sparkling ceramic tile. Natural light is abundant, invited in via full-height soft-furnished windows, and the family zone is air-conditioned. A new chandelier adds style and a touch of luxury to the dining room which leads out via glass sliding doors to an easy-maintenance yard, the perfect spot for that evening dinner party with friends.

The roomy kitchen has been completely refurbished and offers opulent finishes with a stunning monochromatic motif. 40mm charcoal laminate bench tops are framed by polished white subway tiles to the splashback. A contemporary matte-black gooseneck mixer complements the 1.5 stainless steel bowls, while near-new 600mm cooking appliances are integrated beneath a concealed slide-out rangehood. Gloss-white drawers and cabinets are plentiful.

Three well-sized bedrooms/study branch off a children's retreat space, enjoying a continuation of timber laminate flooring. Two of the three bedrooms offer built-in robe storage and air conditioning, while the third bedroom easily doubles as a home office. The master suite boasts a private ensuite, and bathrooms are lavishly upgraded to include stone-top laminate timber vanity units, frameless shower screens, and matte-black accessories including dual shower heads and full-height wall tiles.

Additional inclusions are a double lock-up garage and a connection to the NBN.

This abode is within an easy walk to Keysborough Primary School. The 824 bus stop is less than 100m away, and the Athol Road Shopping Centre is about three minutes away by car.

This home is well-presented and offers more than meets the eye. Contact us for a private inspection today!

### Property Specifications

- Three bedrooms, two bathrooms, flowing living spaces, outdoor entertaining area
- Low-maintenance external spaces
- Parking for up to four vehicles including a single lock-up garage and covered carport
- Quality flooring, feature lighting, AC (x3), luxuriously renovated kitchen and bathrooms
- Close to schools, public transport, shops and parks

For more Real Estate in Springvale South contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.