

23 Gladesville Boulevard, Patterson Lakes, Vic 3197



House For Sale

Saturday, 4 May 2024

23 Gladesville Boulevard, Patterson Lakes, Vic 3197

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 745 m2

Type: House



Genevieve Hill
0397721088



Emily Hill
0491743110

\$1,370,000 - \$1,450,000

Right on the banks of peaceful Lake Legana, setting the scene for endless summer fun, this superbly spacious single level home radiates a certain European style that will prove irresistible for many. Beyond an auto gated driveway, a long porch provides protection from the weather and gives way to a wide and welcoming entrance hall. The layout is generous and versatile offering a separate sitting room which could equally be the perfect home office if preferred, while a vast entertaining zone with a gas fireplace stretches across the front of the home to maximise the views of the water. Entertainers will love the size of the contemporary stone kitchen which forms a true social nucleus - outside a shaded verandah looks down across the garden to the fabulous lakeside beach. Zoned away from the living area, the four bedrooms are well-sized, three with masses of built-in storage, the master also with a walk-in robe and supersized accessible ensuite. A family bathroom and separate WC are also offered together with a separate laundry - concluding a very attractive home are ducted heating & split systems, masses of storage plus a double garage with rear roller door, garden shed and parking for a boat or caravans. Across from pedestrian access to the river, steps to bus stops (to Carrum station & the beach) and under 500m to the shops, this prime position is close to Patterson Lakes Primary School and enjoys easy access to the freeway.