

# 2B Bream Bay, Patterson Lakes, Vic 3197



## House For Sale

Friday, 19 January 2024

2B Bream Bay, Patterson Lakes, Vic 3197

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 374 m2

Type: House



Vanda Kaye  
0409132165



Ebony Warnecke  
0452093030

**\$2,000,000 - \$2,200,000**

SUNSET VIEWS - Positioned directly on the main canal, this near new home represents the epitome in first class waterfront living. Boasting fabulous water views, this superbly built double storey townhouse of 36 sq showcases a captivating design with contemporary style and sophistication. Radiating warmth and natural light across 2 levels of comfort this stunning 4 bedroom home embraces an easy flow floorplan and large living spaces, high ceilings, high end fixtures and modern interiors; all with a relaxed low maintenance lifestyle for everyone to enjoy. Highlighting beautiful sunsets across the water every evening, welcoming sea breezes, a private little sandy beach and an easy care lifestyle for families, professionals and those looking for a sea-change. FEATURES INCLUDE:- A spacious master suite with his and her robes and full ensuite with plentiful storage and feature tiles adding texture and depth and freestanding tub.- Two further generously spacious bedrooms, carpet under foot and triple BIR's.- Another downstairs master bedroom with a full bathroom - Retreat/ 2nd living, perfect for the kids movie night / play area plus a kitchenette for convenience. - Family bathroom upstairs with bath and ample storage. Another full bathroom on ground floor. - A sleek kitchen boasts luxurious 3.8m Caesarstone benches and a full suite of Fisher & Paykel appliances; induction cooktop, 70cm electric oven and separate gas wok burner. Plenty of hidden storage and cupboard space. - An inviting open plan living capturing picturesque views out over the Canal seamlessly flowing onto the alfresco outdoor space to enjoy balmy summer evenings or cozy winter nights.- Easy care landscaped gardens.- Remote 3 stage DLUG ( pet, parcel and pedestrian programmed ). - Split system heating and cooling throughout and double-glazed windows for energy efficiency.- 5000LT water tank, integrated security system. - Fully fitted out laundry with top lined retractable dryer. A short stroll to the local cafes, restaurants and the main shopping centre including two major supermarkets. Excellent restaurants, schools, beach and transport all walking distance not to mention Patterson River right at your back door. Call us today for an inspection.