

**3 Patrick Place, Beaconsfield, Vic 3807**



**Sold House**

Wednesday, 4 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 700 m2**

**Type: House**



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**\$1,175,000**

Set within the Berwick Views Estate in a quiet court and only steps from a reserve, this four-bedroom home is a great find for the family that loves to entertain. With multiple living areas across the home, there's plenty of extra room for everyone. A front formal lounge room includes a gas fireplace, making it the perfect spot for snuggling up in cooler weather. At the heart of the home, an open-plan and air-conditioned family lounge and meals area flows into the kitchen. The well-appointed gourmet kitchen boasts stone benchtops and quality appliances including a 900mm gas stove, electric oven, and dishwasher. At the rear of the home, an additional air-conditioned living space makes an ideal rumpus room, children's play area, or family retreat. Step out via bi-fold doors into the Balinese-inspired rear garden that's well-maintained and loved. It offers the perfect outdoor retreat with plenty of space to bring together family and friends with built-in seating, fire pit, and gazebo. The decked alfresco area can be used year-round thanks to the electric café blinds and electric heating. The garden shed offers extra outdoor storage. The king-sized master bedroom includes a connected area for a quiet parent's retreat or study space as well as a full ensuite with double vanity, walk-in robe, and separate WC. The remaining bedrooms are separately zoned and include built-in wardrobes. They share a central family bathroom with a separate WC. Featuring high ceilings, energy-efficient LED downlighting, eco-friendly solar panels, a gas fireplace and ducted heating as well as evaporative cooling, you'll enjoy a comfortable living environment all year long. A triple-car garage ensures parking for all with rear roller door access. The location is convenient with a variety of public and specialist schools just minutes away. You're also only minutes from shopping, parklands and recreational reserves and will enjoy easy freeway access. Property Specifications: \*Spacious four-bedroom, two-bathroom family home on a quiet, low-traffic court \*Multiple living spaces including study, formal living, open plan family lounge and meals, rumpus room \*Balinese-inspired rear garden with alfresco, gazebo, built-in seating, and fire pit \*Triple-car garage with rear roller door access Photo I.D. is required at all open inspections.