

**31 Patterson Street, Mill Park, Vic 3082**

**LOVE & CO**

**House For Sale**

Friday, 14 June 2024

**31 Patterson Street, Mill Park, Vic 3082**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 652 m2**

**Type: House**



John Gioftsidis  
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Jordan Knight  
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## **Auction: Sat 6th July @ 10am**

Tastefully improved & beautifully presented, this move-in ready home in an incredibly central Mill Park locale, presents a wonderful opportunity for fine family living. A picture perfect-façade and abundant driveway greets you on arrival, while the interior has been comprehensively updated and has been immaculately kept. With polished timber floors underfoot, an open and versatile layout comprises an elegantly spacious formal lounge, a generously proportioned dining and family zone that is served served by a gourmet stone kitchen complete with stone benches, quality appliances (including dishwasher) & an abundance of storage. Here sliding doors seamlessly connect to a wonderfully expansive rear yard with a substantial undercover space, low maintenance garden surrounds & the added advantage of a cleverly converted four car garage (10.9m long x 5.7m wide) to a versatile self-contained bungalow/man cave/teenage retreat guaranteed to wow, complete with a well appointed kitchen, split system heating/cooling & wood heater. This exceptional single level home also delivers a spacious main bedroom with luxe ensuite, two additional bedrooms with built-in robes & a modern central bathroom. With nothing to do but move in & enjoy, this family home also includes ducted heating/cooling, roller shutters, separate laundry with plenty of storage, outdoor toilet & extensive off street parking. Brilliantly positioned for a vibrant convenient lifestyle close to a choice of transport options, well regarded schools, Mill Park Leisure centre & all the action of the shops, restaurants & cafes of Westfield Plenty Valley & Stables Shopping Centre close by.