

# 32 North Shore Drive, Patterson Lakes, Vic 3197



## House For Sale

Wednesday, 3 January 2024

32 North Shore Drive, Patterson Lakes, Vic 3197

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 250 m<sup>2</sup>

Type: House



Justin Maher

**\$1,740,000 - \$1,880,000**

Step inside and feel the privacy, warmth and tranquillity of this beautiful riverside home situated in the prestigious gated North Shore Marina. It is more than just a beautiful home; it's a lifestyle. Enjoy early morning and evening walks along Patterson River just out the back door. Step out the front to the stunning marina and your deep-water marina mooring. The multiple indoor and outdoor living spaces make this home spacious enough for families, however also perfect for those wanting a low maintenance and relaxed lifestyle on the water. Featuring:

- Spacious, light-filled open plan living, dining and kitchen, all looking through to the river vistas
- Living opens out with bi-fold doors to the spacious wrap around balcony, a beautiful space to relax, unwind and entertain, with heater, sunshade and amazing views
- Modern kitchen with stone benchtops and splashback, large island bench, soft closing cabinetry, 900mm gas cooktop and dishwasher
- Side decking with awning ideal for the BBQ (potential lift well STCA) and perfect for plants and pets
- Dining room with cosy gas log fire
- Master bedroom with private terrace, ensuite with dual vanities, spa and separate toilet
- Downstairs accommodation boasts a second living space, 2 bedrooms, bathroom with bath, side courtyard, plus a lovely rear yard that steps out to Patterson River. The lower level is perfect for independent family members, the in-laws or guests
- Large laundry with lots of storage leading to the rear yard
- Ducted heating throughout, evaporative cooling upstairs, split systems
- Ducted vacuuming
- Security system
- Double lock up garage with internal entry, plus a storage room and extra off-street parking
- Deep-water boat mooring with power and water, enjoying quick and easy access out to the bay

Walking distance to local cafes, shops, and the local shopping centre. Boating, fishing, jet skiing, paddleboarding just steps from your door. For sale by Justin Maher Phone 0411 311 722