

38 Myola Street, Patterson Lakes, Vic 3197



House For Sale

Tuesday, 9 April 2024

38 Myola Street, Patterson Lakes, Vic 3197

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 708 m²

Type: House



Justin Maher

\$920,000 - \$1,010,000

Perched beside Roy Dore Reserve, this 4 bedroom, 3 bathroom family home represents a rare parkside opportunity. Boosting lovely street appeal on an appealing 708sqm block, be spoilt with extra generous parking options, and a super handy side driveway extending to the rear yard for the boat, van or trailer. You'll have all the space you need for your family cars, recreational toys and guests vehicles. The fantastic studio apartment has its own entrance, along with a full kitchen and bathroom. Ideal for extended family stays, guest accommodation, teenagers or even perfect as a home office, business. Roy Dore Reserve with sporting ovals, tennis club, off leash dog park and the pirate ship playground is just steps away to enjoy everyday. A short walk takes you to Carrum Beach, the station and lovely local cafes. This home is location and lifestyle perfection, providing the canvas for your dreams to unfold. Featuring:

- Four bedrooms in total, including a self-contained studio apartment.
- Master bedroom with built in robe and ensuite. Additional 2 bedrooms in the main house with BIR's and lovely large windows
- Open plan living /meals with adjacent kitchen all overlooking and opening out to the covered alfresco for outdoor dining and entertaining
- Formal front living with bay windows and fireplace, plus a formal dining room
- Family bathroom with bath and separate toilet
- Full laundry leading to side undercover alfresco
- 2 workshop / sheds
- Side gated driveway leading to backyard
- Gas ducted heating, split systems to master and family and an open fireplace ensure year round comfort

Don't miss out on this incredible opportunity. For sale by SET DATE (if not sold prior) offers close 5pm Monday 29th April 2024 Call Justin Maher on 0411 311 722