

44 Schooner Bay Drive, Patterson Lakes, Vic 3197

buxton

House For Sale

Thursday, 29 February 2024

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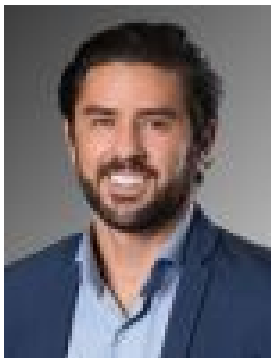
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 829 m2

Type: House



Daniel Wright
0397727222



Levi Burns
0397727222

\$1,700,000 - \$1,870,000

Located in a coveted lifestyle hotspot, this absolute waterfront home will impress with its own private boat mooring, supersized family spaces and prime position near the main canal. Set upon a substantial 828m² and overlooking an exceptional 23.71m (approx) water frontage, it's easy to see why this property has been tightly held for three decades. Enjoy the ease of a family boating trip with quick access to the Patterson River and Port Phillip Bay, spectacular water outlooks framing daily life and beautiful beaches within minutes. Comfortable now, there's fantastic scope for a modern renovation, or take advantage of this significant allotment and build your dream home on the water's edge (STCA.) Discover a warm and welcoming single level interior with vaulted ceilings and clerestory windows providing an abundance of natural light. A classic timber kitchen with stainless steel appliances sits at the heart, accompanied by spacious open plan living and dining, while the formal lounge room features the cosy comfort of a gas log fireplace. Accommodation is plentiful with four bedrooms and three bathrooms, the clever layout providing flexibility for multi-generational living with two robed bedrooms and an additional bathroom quietly tucked in a separate wing, sharing a sunny living space with a kitchen-sized wet bar and access to the outdoors. With all three living spaces flowing to a covered outdoor patio, this home was made for entertaining, complete with lush grass for the kids to play and direct gate access to the jetty. Includes underfloor heating, split system heat/cool, a double remote garage with mezzanine storage, plus secure side parking to accommodate all the extras. Situated in walking distance to cafes, restaurants, supermarkets and shops, you'll also appreciate the close proximity to Patterson Lakes Primary School, Cornish College, bus stops and freeway access.