

# 46 North Shore Drive, Patterson Lakes, Vic 3197



## House For Sale

Wednesday, 6 March 2024

46 North Shore Drive, Patterson Lakes, Vic 3197

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 253 m<sup>2</sup>

Type: House



Justin Maher

**\$1,700,000 - \$1,800,000**

In a secure gated community, this spacious 3 bedroom plus study Marina home with water views at the front and sweeping Patterson River views at the back is all about living your best life on the water. Wake up to tranquil river views each morning from the master bedroom, dine and entertain on the Marina front alfresco balcony whilst watching the boats. Step out the front door to your boat mooring or step out the back gate to the beautiful Patterson River and walking tracks. The secure deep-water marina mooring offers quick access out to the bay and comes equipped with power and water, for the true boating enthusiast. This home truly offers a prestigious marina lifestyle. Featuring:

- Spacious open plan living, dining and kitchen opening out to the balcony overlooking the Marina for year round dining and entertaining
- Central kitchen with generous breakfast bar, 900 gas cooktop, dishwasher, dual ovens, ample bench space and storage
- Master bedroom with river views, walk in robe plus a built in robe, beautiful newly renovated ensuite and balcony overlooking Patterson River
- Independent living downstairs with a spacious rumpus room leading out to the rear courtyard deck, 2 generous bedrooms, and a full bathroom with bath plus a separate powder room. This area is perfect for teenagers or the in-laws coming to stay
- Private sunny rear courtyard deck with water feature, built in seating, and a gate out to Patterson River for morning and evening walks
- Double garage with additional workshop / storage area with internal access plus off street parking for 2 additional cars
- Generous full laundry
- Ducted heating throughout, commercial grade refrigerated cooling to upper level

Do not miss this enviable lifestyle with dual water views from both the front and rear of the property. Walk to major supermarkets and the local shopping centre with cafes and restaurants. Call Justin Maher on 0411 311 722