

# 57 Myola Street, Patterson Lakes, Vic 3197

AREA SPECIALIST

## House For Sale

Tuesday, 23 January 2024

57 Myola Street, Patterson Lakes, Vic 3197

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 708 m<sup>2</sup>

Type: House



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**\$1,900,000 - \$2,090,000**

Its Addressed: Located within the catchment zones of Patterson River Secondary College and Carrum Primary School, this lakeside residence on a generous 708sqm block offers a blend of coastal living and modern luxury. Conveniently located near sports facilities, playgrounds and parks, and just a four minute drive from Carrum Beach, train station and shops, this property is a gem in a highly-desirable coastal location with direct access to a lagoon beach. The exterior exudes sophistication with an oversized double lock-up garage, wide frontage and expansive off-street parking that easily accommodates a boat or caravan. Easy to maintain tropical landscaping enhances the property's street appeal, and the side-light entryway adds a touch of elegance. Step inside to a living space boasting impressive cathedral ceilings, plus timber porcelain flooring, new carpet and fresh paint. The bi-fold internal doors seamlessly connect the indoors with the impeccable outdoor entertaining area, complete with a spa and breathtaking water views. Natural light floods the main living area, creating an inviting ambiance. The fourth bedroom, versatile as a home office, adds flexibility. Additional features include wood fireplaces with brick surrounds, ceiling fans, ducted heating, evaporative cooling, a security alarm, sauna and a built-in audio system. The home has tinted windows for privacy. The kitchen features Hamptons style display cabinetry, soft-close drawers and 60mm ceaserstone countertops. Chefs will appreciate the induction stove, electric oven and dishwasher. The space is accentuated by a breakfast island, double bowl under-mount sink with a gooseneck mixer. This home offers four well-sized bedrooms with built-in robe storage. The master suite enjoys a walk-in robe and private ensuite. Both bathrooms are lavishly appointed with fully-frameless showers, marble stone top vanities and opaque privacy windows. The main bathroom features an opulent free-standing bathtub, perfect for relaxation. Contact us now for a priority inspection. Property specifications: • Four bedrooms, luxurious living spaces, amazing covered outdoor entertaining with views, spa • Ducted heating, cooling, LEDs, cathedral ceilings, quality flooring • Oversized double lock-up garage with sauna • Prime lakeside location near beaches, shops, public transport For more Real Estate in Patterson Lakes, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.