

**6/1 Canberra Street, Patterson Lakes, Vic 3197**



**Unit For Sale**

Friday, 2 February 2024

6/1 Canberra Street, Patterson Lakes, Vic 3197

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Michelle Stephens

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**\$800,000 - \$880,000**

Promising a relaxed lifestyle brimming with effortless luxury, this exquisite 2-bedroom villa and its private mooring matches its exclusive setting with a considered approach to its stylish renovation, with every detail lending to a sophisticated life of riverside appeal. All-new render and a refurbished roof breathe new life into a reinvigorated layout beyond a decked entrance, where vinyl floorboards give warmth to the modern palette spreading through its spacious lounge and separate kitchen and dining area. 40mm stone counters and a suite of top-quality appliances make everyday meals a breeze, whilst the adjacent stacker sliding doors open to a covered deck set to take your breath away. The light-filled undercover entertaining space relishes an idyllic backdrop for alfresco dining or the ultimate year-round setting, with an above-ground spa, outdoor shower, Heatstrip heaters overhead and a ceiling fan, while the private mooring at the main entrance to Patterson River promises the avid fisherman easy access to the bay. Two distinctive bedrooms are graced with fresh carpeting and mirrored robes, including the main with ensuite entry into a central bathroom with a floating vanity, rainfall shower and a freestanding bath. A life of pleasure and comfort is finished with split-system air conditioning, a European laundry, ceiling fans, LED downlights, a separate toilet and a double lock-up garage, just moments from Gladesville and Patterson Lakes shopping centres, Patterson Lakes Primary, Frankston and Eastlink freeways, public transport, Patterson River walking trails, and the beautiful Carrum foreshore.