

135 Palm Beach Drive, Patterson Lakes, Vic 3197



House For Sale

Wednesday, 10 July 2024

135 Palm Beach Drive, Patterson Lakes, Vic 3197

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 875 m²

Type: House



Justin Maher

\$2,580,000 - \$2,820,000

Experience an unparalleled waterfront lifestyle at 135 Palm Beach Drive. Nestled on an expansive 875sqm north-facing block, this tropical retreat offers breathtaking deep-water views, a sprawling sandy beach, and a concrete mooring right in your backyard. Designed for those who love to entertain, this property features a swim spa, an alfresco bar, and an inviting backyard that feels like a tropical paradise among the palm trees. Set securely and privately behind electric gates and a high fence, the property offers ample secure parking and a dedicated caravan bay. Additionally, the property includes an alluring fully self-contained unit at the front, perfect for independent living for teens, in-laws, or guests.

Featuring:

- **Architectural Excellence:** Stunning vaulted ceilings and three spacious living areas, two of which include cozy open fireplaces
- **Generous Proportions:** Spacious and airy, with generously proportioned rooms and bedrooms
- **Central Kitchen:** The kitchen is a chef's dream with a spacious stone breakfast bar, induction cooktop, dishwasher, and double ovens
- **Room with a View:** Captivating canal views from the dining, kitchen, lounge and sitting room
- **Main Suite Retreat:** Located privately on the ground floor, the main suite offers a spa-like ensuite with a walk-in robe, courtyard views, and ultimate privacy
- **Upstairs Haven:** Two additional bedrooms, a study nook, central bathroom, and a separate toilet create a perfect space for the kids
- **Garage and Storage:** The property includes a garage with a workshop and storage loft
- **Self-Contained Unit:** With a private entrance, bedroom with built-in robe, full bathroom, and a lounge room with kitchenette, this unit is ideal for independent living

Packed with Modern Conveniences

- **Comfort:** Enjoy underfloor hydronic heating, evaporative cooling, ducted vacuum system, and three split systems
- **Security:** Equipped with a state-of-the-art Bosch alarm system, security cameras, and remote front gate entry
- **Sustainability:** A 10kW solar system to reduce your carbon footprint and energy bills
- **Smart Home Features:** WiFi points throughout the house and smart smoke detectors ensure a safe and connected lifestyle

Enjoy the serenity of your own tropical beach and the convenience of creeks and walking paths just across the road. The stunning wetlands and local parks within easy walking distance. Don't miss your opportunity to own this dream home. Sale by SET DATE (if not sold prior) Offers Close 5pm Monday 29th July 2024