

# 15 Lagoon Place, Patterson Lakes, Vic 3197



## House For Sale

Wednesday, 19 June 2024

15 Lagoon Place, Patterson Lakes, Vic 3197

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 638 m<sup>2</sup>

Type: House



Justin Maher

**\$2,250,000 to \$2,350,000**

Welcome to an extraordinary waterfront home boasting 24 meters of exclusive water frontage with picturesque canal views and a private concrete floating mooring, ideal for boating enthusiasts and those seeking a serene waterfront lifestyle. Step into the grand foyer with its eye-catching pendant lighting and feel the space and elegance. There are four waterfront bedrooms, including a main with a walk-in robe and ensuite, plus a handy study or fifth bedroom on the ground floor. With two huge living areas that overlook the water offering picturesque outlooks of palm trees, sandy shores across the water, you'll have plenty of room to relax and entertain. The family meals area also offers stunning views. Key highlights include a bright family room, a spacious waterfront dining area with a bar, and a cozy front living room. Enjoy BBQs year-round in the alfresco area, complete with a built-in rangehood. Other features:

- Main bedroom with walk-in robe and ensuite
- Three additional bedrooms with large built-in robes
- Modern family bathroom plus a separate toilet
- Double remote garage with internal access
- Ample off-street parking, including potential boat/van bay
- Generous 24m long waterfront backyard, ideal for children, pets, or a future pool (STCA)
- Ducted heating and split system cooling

Close to walking tracks, the beautiful Carrum beach, shops, schools, and easy freeway access. Sale by SET DATE (if not sold prior) - Offers close at 5pm, Monday 8th July 2024. Contact Justin Maher on 0411 311 722.