

# 3 Lady Barlow Court, Patterson Lakes, VIC, 3197



## House For Sale

Tuesday, 1 October 2024

3 Lady Barlow Court, Patterson Lakes, VIC, 3197

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Justin Maher

## Single-Level Gem: 4-Bedroom Family Home with Pool

Nestled in a quiet court, this thoughtfully designed single-level, 4-bedroom home promises the ultimate in relaxed family living. Whether you're hosting poolside BBQs or unwinding in the spacious indoor living areas, this home offers the perfect blend of comfort and lifestyle for the whole family.

Key Features Include:

- **Versatile Living Spaces:** Two expansive living zones provide ideal spaces for family time and entertaining. The open-plan rear living and dining, complete with a charming bay window, overlooks the pool, bringing a serene outdoor view indoors.
- **Chef's Delight Kitchen:** The modern kitchen features an extra-large stone island bench, dishwasher, 900mm oven and cooktop, and a convenient servery window to the alfresco, perfect for seamless indoor-outdoor entertaining.
- **Outdoor Bliss:** Dive into summer fun with your private pool, complemented by a spacious undercover alfresco. Equipped with built in mains gas BBQ, a log fire, and TV connections, it's the ideal setting for family gatherings and weekend relaxation.
- **Garden Features:** The garden also includes a fire pit area, garden shed, water tank, and ample space for the family pets.
- **Spacious Bedrooms:** The master bedroom, located at the front of the home, serves as a tranquil retreat with walk through robe and ensuite. The remaining three bedrooms, all equipped with built-in robes, provide comfort and privacy for the entire family.
- **Sophisticated Finishes:** Elegant plantation shutters and beautiful timber flooring throughout add warmth and sophistication.
- **Ample Parking:** The double automatic garage with rear roller door access, along with additional driveway parking and a dedicated bay for a trailer, van, or boat, ensures plenty of space for all your vehicles.
- **Year-Round Comfort:** Stay comfortable throughout the seasons with evaporative cooling, ducted heating, and split system air conditioning.
- **Energy-Efficient Pool & Home:** The pool is equipped with an electric heat pump and solar heating, while the home benefits from solar power.

Located just minutes from the heart of Patterson Lakes, this family oasis offers convenient access to top schools, shopping, parks, and all the amenities your family needs.

Sale by Set Date (unless sold prior) - Offers close 5 PM, Monday, 21st October 2024.

Phone Justin Maher on 0411 311 722