

**383 Patullos Road, Lara, VIC, 3212**

**House For Sale**

Sunday, 18 August 2024



383 Patullos Road, Lara, VIC, 3212

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Double Storey Opulence

Picture 44 squares of opulence captured perfectly in this unrivalled two storey residence, featuring 4 bedrooms with walk-in robes, 3 and a half bathrooms, 4 living areas, ground floor study/library, 1st floor study with kitchenette, two walk-in robes off the master suite and an open plan living area that flows effortlessly into the back yard thanks to architecturally inspired design choices.

The minute you arrive, there is a sense of grandeur. This ex-display home stands proudly in the display village of Austin Estate with an architectural facade that sets the tone for what you will unveil as you step into the home. With feature brickwork, rendered columns, an encased timber facade to the primary suite and a rendered 1st floor. It is the perfect matching of colours and textures that come together seamlessly to create a presence on the street like no other.

Enter the home through an oversized hardwood door and take in the sophistication that is on display. The most beautiful feature tile wall anchors the staircase in position. The textured tile is an architectural masterstroke as it brings an exterior texture to the inside of the home, perfectly complimenting the hardwood staircase that leads you to the first floor.

On the ground floor you'll uncover a formal sitting room with oversized double-glazed windows, gas fireplace below a recessed TV and built in shelves that are the perfect decorator's touch. As you move further into the home, notice the high ceilings and large 600x600 tiles that speak to the incredibly well-appointed spaces you are about to explore. Next to the formal sitting room is a ground floor study that many consider turning into a small library or wine room/bar. A feature hardwood divider wall allows the wandering eye to gaze through to this space from the front sitting room.

As you approach the open-plan living area, a generously sized theatre room with large window, sheer curtains and two feature wall lights make for the perfect movie nights. The open plan living area has been designed for those that love to entertain. The kitchen is the heart of this space and overlooks the living area which includes two tall windows either side of a central feature column with gas fireplace and recessed TV above. Stone window boxes either side of the fireplace make for a lovely spot to enjoy the space. To the side of the kitchen sits the large dining area with feature light hanging over the 10-seater dining table. The kitchen itself cannot be faulted. When you first enter the space, you'll notice the large island bench with 40mm stone, waterfall edges and under bench lighting, an undermounted double sink, huge rear bench with soft close drawers and cupboards and, an entire wall of overhead cupboards. 900mm appliances and the window in lieu of the splash back makes this space a pleasure to prepare food in. The oversized butler's pantry steals the show. This space has a large fridge cavity, large L-shaped open shelving, a stone bench top with undermounted sink, cupboards for further storage and a large window over the bench with sliding window to ensure this space is one that you can enjoy whilst creating a mess, that is then hidden behind two large sliding doors.

The back of the home becomes an extension of the open-plan living as you open the rear wall sliding doors and the corner-less stacker door to the covered alfresco. This space is bathed in sunlight in the afternoon and arguably as good as it gets with the back yard facing North.

The first floor continues to deliver at the highest level. Square set cornices and high ceilings compliment the large proportions throughout the home and when you pause on the landing at the top of the stairs, you'll see the floor plan is purposeful in placing the master suite at the front of the home, separated with the other bedrooms by the 4th living area and study with kitchenette. Bedroom 2 has a walk-in robe and ensuite with bedrooms 3 and 4 sharing a large bathroom with dual access, including large shower and double vanity, with each room including a walk-in robe.

It is the Master Suite that completes this home and elevates it above all other spaces in the home. When you enter, you'll mistake the walk-in robe on the left as either another bedroom or the only walk in robe for the Master Suite but, this is just one of two walk-in robes, and features an abundance of hanging space, drawers and shelves as well as a central display cabinet with glass top. The Master Suite is spacious with large windows overlooking the Lara landscape. Pass the large 2nd walk-in robe as you enter the ensuite, featuring double vanity with feature mirrors, large shower and free-standing bathtub looking over the rooftops to the hills in the background.