

# Residence 2/21 Patterson Street, Middle Park, Vic 3206

 Real Estate

## House For Sale

Friday, 23 February 2024

Residence 2/21 Patterson Street, Middle Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Oliver Bruce  
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## **Auction Saturday 16th March at 9.30am**

An impeccably stylish and effortlessly maintained residence of light-filled alfresco style, this contemporary, three-bedroom townhouse is peacefully nestled in an unbeatable position between the beauty of Albert Park Lake and the beach. One of only five, it offers idyllic peace and privacy, with hallmark leafy aspects, split-level sun-drenched interiors, and parking for two, featuring an internally-accessed single garage. With a timeless sense of style and function, the home is introduced via a landscaped forecourt, stepping into a ground-floor living room that offers seamless flow to the front and rear courtyard spaces. The gourmet kitchen, an award finalist, interconnects with the meals area and living room below, showcasing exquisite style with polished concrete floors, stone finishes, Blum soft-close drawers and high-quality appliances, including Siemens ovens, combi induction and gas cooktop, and a Miele integrated dishwasher. Upstairs, two spacious bedrooms share proximity to a stylishly renovated bathroom, whilst a main suite encompasses the entire top floor with built-in robes and a deluxe ensuite with a freestanding bath and underfloor heating. Within a short walk to Armstrong Street village, trams, the light rail and MSAC, this exceptionally private home is also zoned for Middle Park Primary School and Albert Park College and includes ducted heating and air conditioning, excellent storage, a single garage plus additional off-street parking for one, plantation shutters, and large laundry with a WC.