

**32/74-76 Gladesville Boulevard, Patterson Lakes, Vic
3197**



Townhouse For Sale

Sunday, 23 June 2024

32/74-76 Gladesville Boulevard, Patterson Lakes, Vic 3197

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Townhouse



Steve Torre
0417356753



Michael Marziale
0433946969

\$1,060,000 - \$1,130,000

Nestled deep into the prized development of Pelican Waters is this stunning residence that encapsulates everything low maintenance waterfront is about. From the moment of entry that 'wow factor' draws you straight to one of the best views on this marina. Floating pontoon for deep water birthing is right there at your back door. Stunning tiling throughout ground floor. Beautifully equipped kitchen with plenty of bench space and great appliances. Separate laundry and powder room downstairs. Rinnai gas heating together with electric split system for all year-round comfort. Combined living and dining offering plenty of room complemented by stylish electric blinds for when privacy may be required. Upstairs, 3 generous bedrooms. Master with fantastic walk-through robe into well designed ensuite. Large main renovated bathroom for other bedrooms to share. Parking for 3 vehicles on site with oversized single garage and ample storage. Backyard entertainment area with large waterfrontage and some of the best views you'll ever find. This gated development is secure, offering ample common space. Perfect walking distance to shopping centre, Patterson River walking/cycling tracks and the gorgeous Carrum Beach so close. Public transport just a stone's throw from development, linking up with Frankston, Dandenong and Sandringham rail lines. After over two decades, this property is ready for its lucky new owners.