



6/7 Ocean Reef Drive PATTERSON LAKES

 3  2  3

## Dreaming of a Family Life in a Fantastic Location?

Attention 1st home buyers and savvy investors, this is the one you have been looking for. This nicely renovated BV family home in the most desired pockets in Patterson Lakes is instantly ready for you to move in or to lease out right away!

Located in the heart of a great and relaxed family neighbourhood, close to amenities, short stroll to bus stops, milk bar and Patterson Lakes Kindergarten, local parks and reserves and only minutes' drive to Patterson Lakes Primary School, child care, shopping centre and community centre. Easy access to Mornington Peninsula Fwy, Nepean Hwy, M3 and Port Philip Bay.

This beautifully presented double storey home offers: 3 generous bedrooms with BIRs in all, master with FES and split A/C, newly polished floorboards through living area, well-appointed S/S kitchen with gas cooking and new stylish bench, massive retreat area, ducted heating, brand new and cushy carpet upstairs, built-in vacuum system, spacious and private courtyard for relaxation and entertainment, a graceful frontage, single LU garage with internal access and wide driveway adjoining to the backyard which can accommodate your large vehicle or vessel.

**Leyton Real Estate**

6/7 Ocean Reef Drive, Patterson Lakes

