

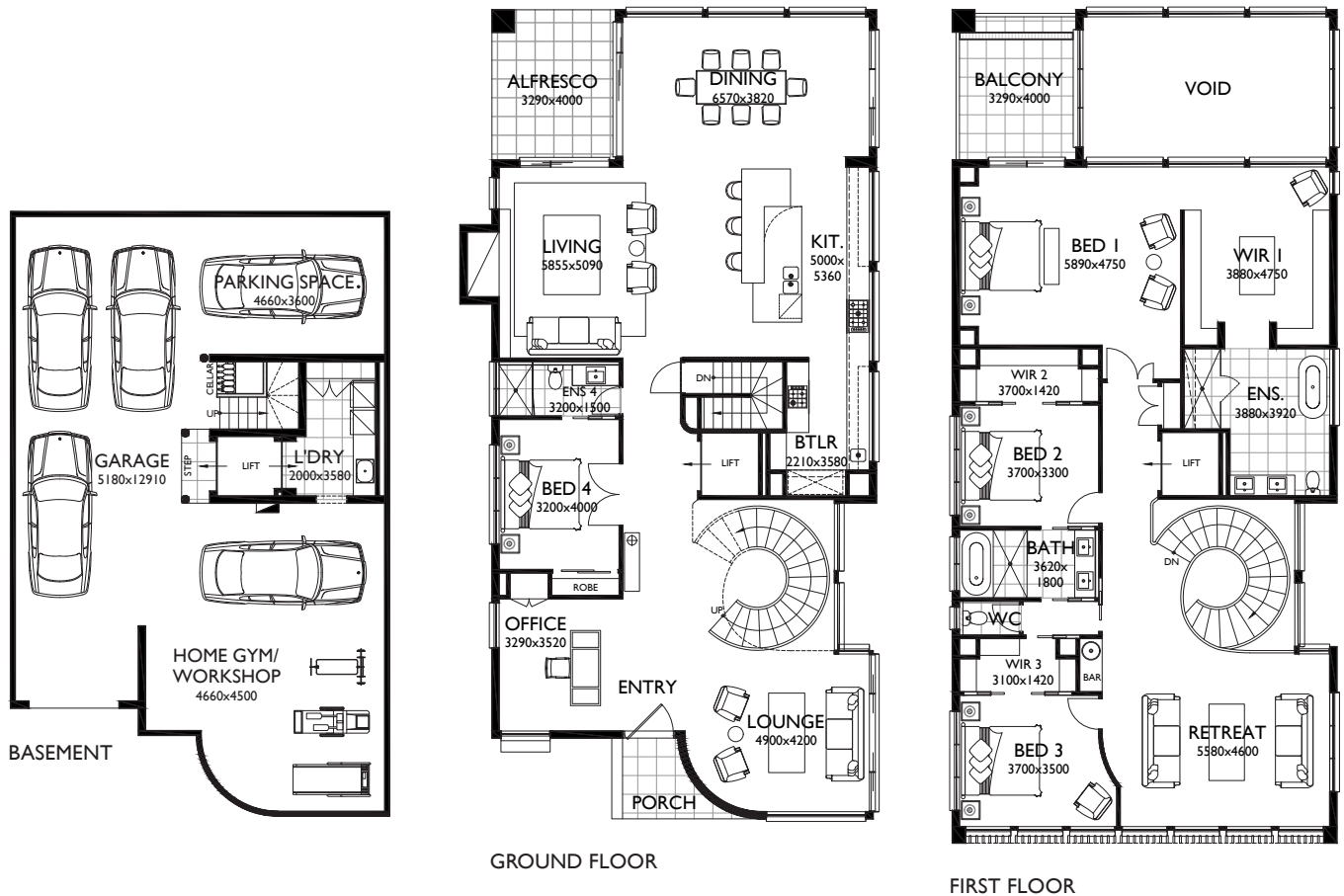
Patterson  
152 Patterson Road, Bentleigh



MARQUE | Luxury

# Patterson 63 as displayed

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## MEASUREMENTS

Ground Floor	194.01m <sup>2</sup>	20.88sq
First Floor	210.60m <sup>2</sup>	22.67sq
Total Living	404.61m <sup>2</sup>	43.55sq
Basement	148.32m <sup>2</sup>	15.97sq
Porch	8.50m <sup>2</sup>	0.91sq
Balcony	13.16m <sup>2</sup>	1.42sq
Alfresco	13.16m <sup>2</sup>	1.42sq
<b>Total Dwelling</b>	<b>587.75m<sup>2</sup></b>	<b>63.27sq</b>



Speak to our team about available facade options.



# Patterson 51

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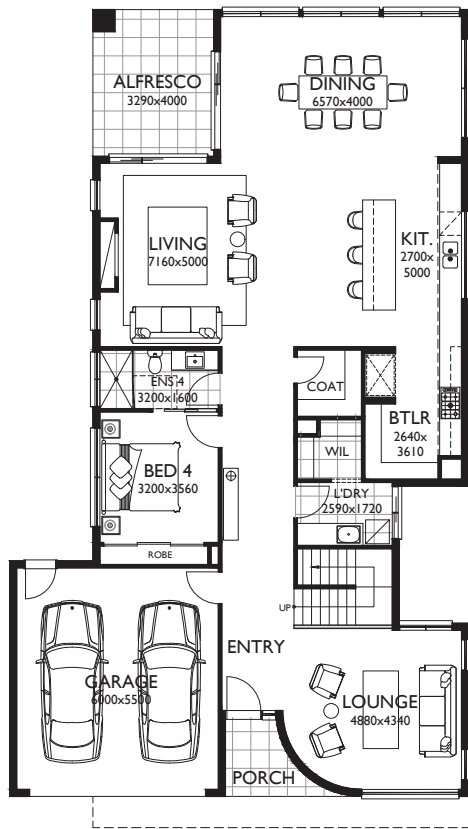
## MEASUREMENTS

Ground Floor	187.55m <sup>2</sup>	20.19sq
First Floor	180.32m <sup>2</sup>	19.41sq
Total Living	367.87m <sup>2</sup>	39.60sq
Basement	88.88m <sup>2</sup>	9.57sq
Porch	5.00m <sup>2</sup>	0.54sq
Alfresco	13.16m <sup>2</sup>	1.42sq
<b>Total Dwelling</b>	<b>474.91m<sup>2</sup></b>	<b>51.12sq</b>

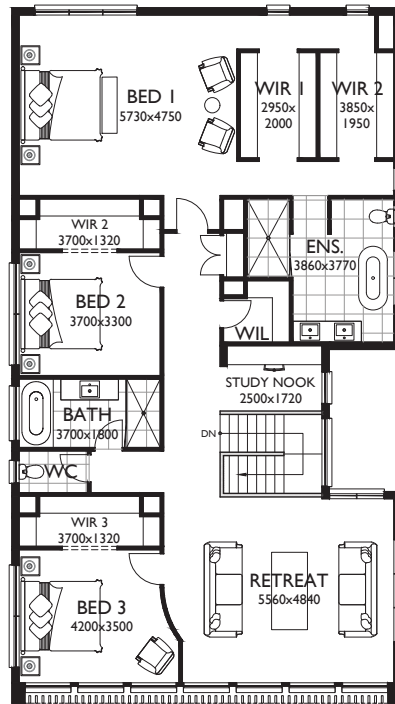


# Patterson 45

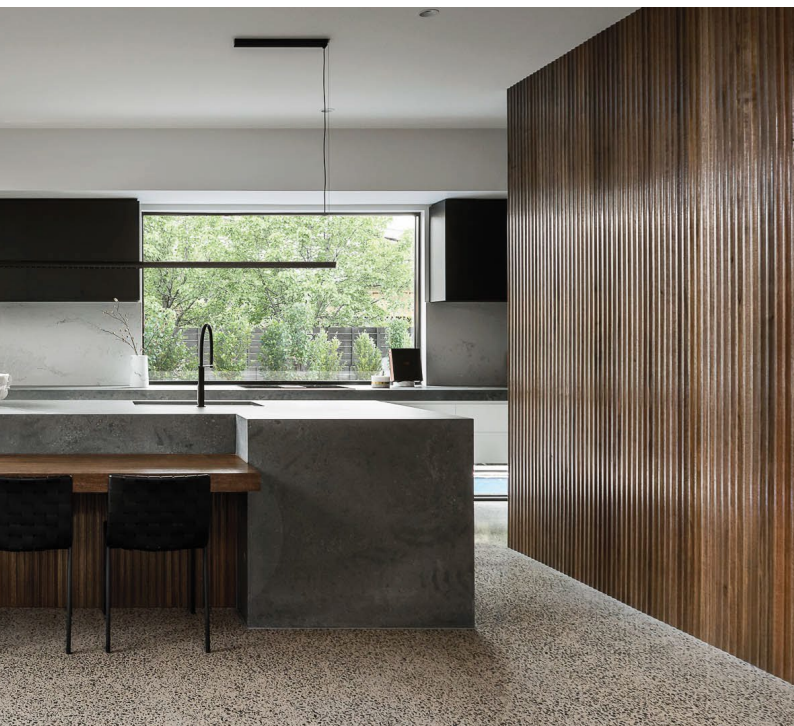
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GROUND FLOOR



FIRST FLOOR



## MEASUREMENTS

Ground Floor	173.59m <sup>2</sup>	18.69sq
First Floor	180.32m <sup>2</sup>	19.41sq
Total Living	353.91m <sup>2</sup>	38.10sq
Garage	36.29m <sup>2</sup>	3.91sq
Porch	12.82m <sup>2</sup>	1.38sq
Alfresco	13.16m <sup>2</sup>	1.42sq
<b>Total Dwelling</b>	<b>416.18m<sup>2</sup></b>	<b>44.80sq</b>

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## Patterson

Three levels of home heaven make up this magnificent Marque show home in the heart of Bentleigh. Revel in the abundance of natural light and the sense of scale within Patterson. Beautifully curved walls and soaring ceiling heights, particularly in the dining room where a grand and luxurious space to welcome guests awaits. The convenience of an internal lift to zip between floors makes for effortless transition from the five-car basement which has room for a gym, studio or workshop, to the first floor where you can enjoy a glass of champagne on your own private balcony. Designer touches like glass doors to create a unique entrance to the master suite and timber batten detailing create elegance and opulence. Everything and more at Patterson.





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