



**27A Canberra Street PATTERSON LAKES VIC**

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A masterpiece of modern design and elegance, crafted by Thomas Archer. This architecturally designed two-storey residence is curated for an indulgent living experience. The expansive kitchen is equipped with soft-closing drawers, a walk-in pantry, Fisher and Paykel Integrated dishwasher, Bosch steam/combination oven, and generous cupboard space. The natural stone bench tops, complemented by a sizable breakfast bar establish a stunning focal point for both cooking and socialising. The large formal dining room effortlessly links to the outdoor entertaining space, providing an ideal setting for gatherings. The grand master bedroom boasts dual walk-in robes and an ensuite with natural stone bench tops, floor-to-ceiling tiles, double vanity, and a frameless glass shower screen with dual shower heads. Each of the three additional bedrooms are enhanced with walk in robes for convenience. Meanwhile the main bathroom consists of a spacious shower and bathtub, for added relaxation. This home offers versatility with two lounge rooms, a theatre room, study space that can be transformed into a sophisticated bar area, and a workshop, ensuring ample space for every family member

**Type** : Townhouse  
**Price** : \$ 1,222,500  
**View** : <https://www.lewinrealestate.com.au/sale/vic/bayside/patterson-lakes/residential/townhouse/8156925>



**Brian Lewin**  
0434047939



**Lesley Kilby**  
0428277263

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Internal living area  
approx: 33 squares

Garage and  
workshop  
approx: 5.5 squares

Alfresco and porch  
approx: 2.5 squares

Total area  
approx: 41 squares



FIRST FLOOR

## 27a Canberra Street, Patterson Lakes

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Floorplan is a "guide only" for marketing purposes, and not a working drawing. Dimensions are indicative only