

**40 Scarborough Drive, Patterson Lakes, Vic 3197**



**Townhouse For Sale**

Wednesday, 22 May 2024

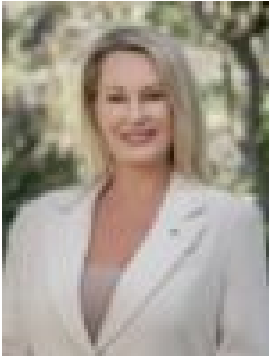
40 Scarborough Drive, Patterson Lakes, Vic 3197

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Tanja NevenJones  
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Lori French  
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**\$795,000 - \$865,000**

A family home of exceptional prestige boasting scenic outlooks from its position along the waterfront, it promotes an intelligent design that is widely regarded and understood as 'reverse-living' - with the lifestyle & entertaining zones placed on the first-floor in order to take advantage of the property's north-facing exposure and picturesque lakeside views. Large, luxurious, and allowing a variety of lifestyles to unfold thanks to its open-concept and versatile design. The material palette comprises polished timber and sleek stone surfaces; it is stylish, yet suited to the functional requirements of daily life. The generous use of glass and direct access to the north-facing terrace deletes the indoor-outdoor divide, while encouraging multi-setting entertaining. Located where it belongs in the heart of the home, a beautifully-appointed modern kitchen boasting generous storage space, quality appliances, and glass splashbacks comes equipped to meet every culinary challenge. Aside from its generously-proportioned rooms and preference for relaxed, sunlit entertaining, what distinguishes this property is the clever separation of living spaces. On the ground floor sits two well-sized bedrooms with BIR sharing a covered terrace and a main bathroom. Above, a master bedroom with WIR and ensuite/bathroom enjoys exclusive access to a private balcony. Features include ceiling fans, central heating & cooling, spa bath, a full-sized laundry, internal access parking, and the benefit of a warm & welcoming Scarborough Drive community. Within one of the bayside's most envied locales, live only moments away from Gladesville SC, Roy Dore Reserve, and Carrum station village.