



*LIFESTYLE, LUXURY, LOCATION.*



## ***CENTREPIECE, LIVE IN THE HEART OF LUXURY.***

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Welcome to a new vision for luxury living. Where everything is at your doorstep. Where nothing is left to chance. Where the lifestyle you love and the sanctuary you need, are part of the same grand design.





*Your Centrepiece  
home is a new  
haven of luxury.*



*LUXURY  
MEETS  
LIVING.*



## *EXCLUSIVE HOMES THAT STAND ALONE FOR EXCELLENCE.*

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Introducing a rare collection of luxury residences – both with their own unique architectural touches and all finished to the same exacting standards. Your Centrepiece home is a new haven of luxury. Set-back windows, natural wooden shades and lush landscaping to the periphery ensure your engagement with Centre Road’s thriving cultural life is on your own terms, in your own time. And solitude is never far away.

*Six stories of  
architectural  
design.*







## *EVERY DETAIL MATTERS.*

Centrepiece takes apartment living to a new level. Six stories of architectural design that blends classicism and striking new forms, softened by an understated palette of neutral hues. While inside, you'll find an aesthetic that is modern and elegant – but with a lightness of touch that creates a welcoming warmth.

*It all comes  
together here.*







## *THE HEART OF COMMUNITY.*

Centrepiece's distinction comes from its ability to achieve balance. This is where vibrancy and serenity find common ground. It's where luxury and lifestyle meet. The laid-back balconies and landscaped communal areas within Centrepiece's grounds beautifully offset the bustling energy of its location. Somewhere between peace and play, you'll find a place you want to call home.





*The place  
to call home.*

*Solace and  
solitude await.*





## *YOUR WORLD, YOUR WAY.*

Situated moments from Bentleigh's bustling shopping precinct, Centrepiece's thoughtful design allows you to engage with the community in your own time, at your own pace. Step out of your sanctuary and immerse yourself in a vibrant cultural experience – then step back in to find solace and solitude waiting whenever you need it.



## *THE SKY IS YOURS.*

Centrepiece is more than beautiful interior spaces. Standing on your balcony, you're perfectly placed to soak up the spectacular Melbourne skyline and panoramic bay vistas that make this such a special place to relax and retreat. From morning coffee to after work drinks, your private backdrop of sun and sky gives new meaning to all of life's little pleasures.







*Your private  
skyline backdrop.*

*You know you're  
at the centre of  
something special.*





## *THE CENTRE OF TRANQUILLITY.*

A tranquil space does not merely happen. It must be crafted. The serenity you feel at the heart of Centrepiece is the product of quality craftsmanship and thoughtful design working together to infuse and inform every element of the interior. From the textured warmth of the materials to windows that welcome the light inside, you know you're at the centre of something special.

## *PLAYFUL & PRACTICAL.*

The kitchen living space is the heart of any home. In Centrepiece you'll find the playful and the practical together, expressed in features such as the island benches and open shelving, and in the delightfully creative approach to geometry that lends organic touches of form and character — without betraying function.

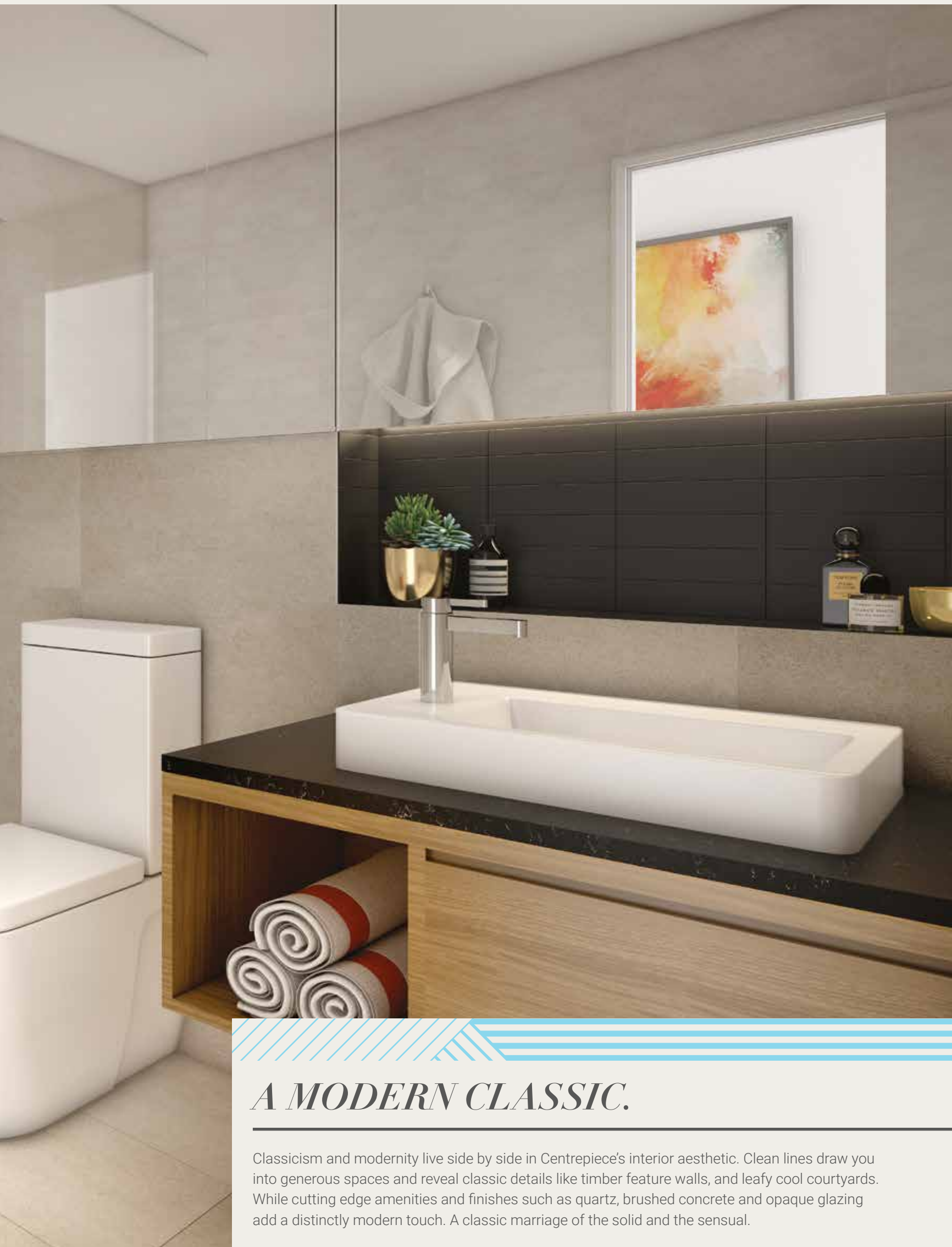




*Organic touches  
of form and  
character.*

*Cutting edge  
amenities  
and finishes.*





## *A MODERN CLASSIC.*

Classicism and modernity live side by side in Centrepiece's interior aesthetic. Clean lines draw you into generous spaces and reveal classic details like timber feature walls, and leafy cool courtyards. While cutting edge amenities and finishes such as quartz, brushed concrete and opaque glazing add a distinctly modern touch. A classic marriage of the solid and the sensual.



*LIFESTYLE.  
LUXURY.  
LOCATION.*





## *AT HOME IN THE HEART OF IT ALL.*

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Located just 14kms from the CBD, 6kms from Port Phillip Bay, and in the heart of Melbourne's sought-after south eastern corridor, Centrepiece is one of a kind.

Overlooking the busy Centre Road shopping precinct and surrounded by first-rate amenities – from the GSAC Aquatic Centre to some of the highest-rated schools in the state – this is your chance to live where luxury and lifestyle meet.



PORT  
PHILLIP BAY

BENTLEIGH  
TRAIN STATION

CENTRE  
ROAD



EAST BOUNDARY  
ROAD

MCKINNON  
RESERVE

MCKINNON  
SECONDARY COLLEGE

MELBOURNE  
CBD

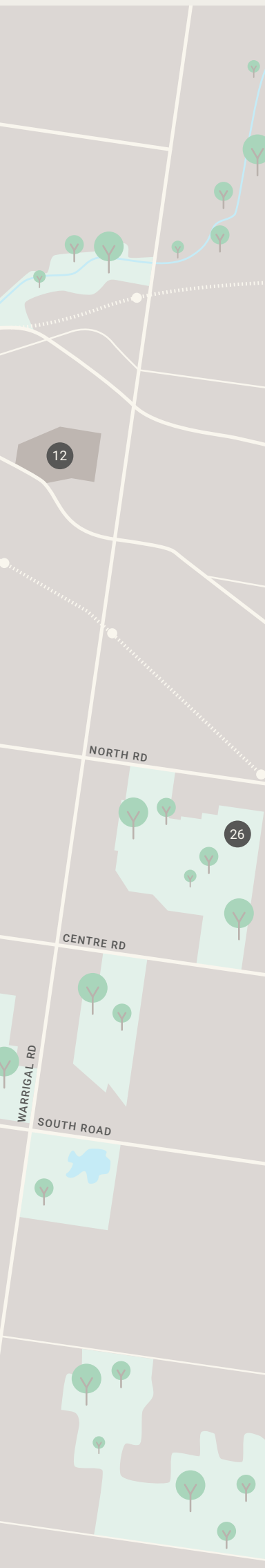
GLEN EIRA SPORTS  
& AQUATIC CENTRE

CAULFIELD  
RACECOURSE



CENTREPIECE RESIDENCES





## *A SHOPPING PRECINCT, A TRANSPORT HUB, A HOME.*

Centrepiece is so uniquely located that no matter what you want to do, it's just outside your door. A stroll down Centre Road can answer all your shopping needs, find you the perfect coffee or dining experience. The integrated network of transport options – including two train stations and two bus routes – makes commuting effortless.

### EAT & DRINK

01. Bent Espresso
02. Boundary Hotel
03. Copenhagen Patisserie
04. Glick's Cakes & Bagels
05. Little Tommy Tucker
06. The Merchant's Guild
07. Will's Batch Ice Cream

### LIFESTYLE

08. Bakers Delight
09. Benn's Books
10. Bentleigh Shopping Centre
11. Centre Road Shopping Strip
12. Chadstone Shopping Centre
13. Extra Fresh
14. Flowers of East Bentleigh
15. ING Homewares
16. Macelleria Italiana Butcher
17. Organic Oz Fresh  
Fruit & Vegetables
18. Post Office
19. Richie's Supa IGA
20. Uppercuts Butcher

### RECREATION

21. Bentleigh Reserve
22. Fit247 Gym
23. Glen Eira Library
24. Glen Eira Sports & Aquatic Centre
25. Hodgson Reserve
26. Huntingdale Golf Course
27. Pilates Pure Movement

### EDUCATION

28. Bentleigh Secondary College
29. Bentleigh West Primary School
30. East Bentleigh Primary
31. McKinnon Secondary College
32. OLSH College Bentleigh
33. St. Paul's Primary School
34. Tucker Road Bentleigh  
Primary School
35. Valkstone Primary School

### TRANSPORT

36. Bentleigh Train Station
37. Bus Route 701



If it seems ING Homewares is one of the more spectacular homewares stores you've come across, that's because it is. With a staff that goes to great pains to source beautiful items so you don't have to, these shelves represent some of the best Australian design on the market.

*ING HOMEWARES*



Offering a menu of classics that have been honed to perfection, it's the thoughtful touches — such as the rotating variations on hollandaise and the perfectly balanced, date-infused butter that accompanies fruit toast — that makes The Merchant's Guild stand out amongst the masses.

*THE MERCHANT'S GUILD*



At Bent Espresso, the passion of the baristas is tangible. The most obvious manifestation of this is the consistently high quality coffee that has visitors lining up on weekends, with your privileged local status allowing you the luxury of excellent brews daily.

*BENT ESPRESSO*



Whether you shop to live or live to shop, the proximity of both local and regional shopping centres opens doors to unlimited convenience and indulgence. While Centre Road Shopping Precinct lies right on your doorstep as a local hub peppered with modern lifestyle options, Chadstone Shopping Centre is just 10 minutes away for those serious shoppers among us.

*CHADSTONE SHOPPING CENTRE*





As if indoor and outdoor pools, group fitness classes, a state-of-the-art gymnasium, retailers, BBQ facilities and a café weren't enough to keep the whole family entertained, the two waterslides at Glen Eira Sports and Aquatic Centre are enough to prove to even the most determined couch potatoes that fitness can also be fun.

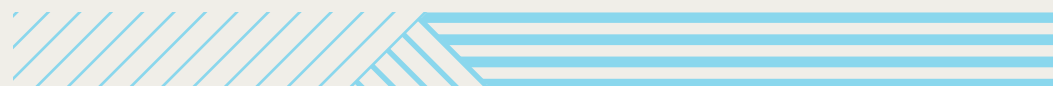
*GLEN EIRA SPORTS AND AQUATIC CENTRE*





Home to a disproportionate share of Australia's most highly-ranked courses — including The Commonwealth, Metropolitan, Huntingdale and Yarra Yarra — East Bentleigh and neighbouring Oakleigh are both obvious additions to the itinerary of any serious golfer.

#### *HUNTINGDALE GOLF COURSE*



In addition to sprawling lawns and verdant pockets of greenery, Hodgson Reserve is home to state-of-the-art play equipment — including a giant 3D snakes-and-ladders board — that provides an outlet for the little ones while the big kids enjoy some serenity under the sun.

#### *HODGSON RESERVE*



The community focus of Bentleigh manifests itself in the calibre of schools in the local area. Representing quality at all levels of the curriculum, families at Centrepiece don't have to go far to find what they're looking for.

#### *MCKINNON SECONDARY COLLEGE*

# *PROJECT BROUGHT TO YOU BY*

## *LAUNCH CORPORATION*

Launch Corporation – founded by Melbourne entrepreneur and CEO Michael Kokkinos – is a multi-award-winning developer that was established to fill a gap in the construction and design market. Offering contemporary, well-designed and sustainable residences, Launch’s projects also cater to the need for affordability. In every project undertaken, Launch provides fully-integrated product design and brand management, encouraging their team to explore all boundaries in the creation and delivery of innovative developments.

[www.launchcorp.com.au](http://www.launchcorp.com.au)

## *BRUCE HENDERSON ARCHITECTS*

A Melbourne institution for over 30 years, Bruce Henderson Architects (BHA) is one of Australia’s leading architectural firms, with extensive international experience. BHA’s reputation for innovative design solutions is balanced by a practical approach that delivers enduring, sustainable architecture of quality. Under the guidance of Graham Morrison – assigned to deliver the creative design and internal appointments – this is set to be a landmark project in Bentleigh East.

[www.bh-architects.com](http://www.bh-architects.com)

## *PAPWORTH DAVIES*

Papworth Davies is a design studio founded by Landscape Architects Brendan Papworth and Rob Davies in January 2015 and based in Melbourne. The formation of the practice is the culmination of a professional working history which began as colleagues and Landscape Architects working for Environmental Resources Management in 2008.

[www.papworthdavies.com.au](http://www.papworthdavies.com.au)

DEVELOPED BY  
**LAUNCH**  
CORPORATION

  
BRUCE  
HENDERSON  
ARCHITECTS

 PAPWORTH DAVIES

*LUXURY HAS A NEW HOME.*

