



# DREAM HOME

## THE LIVINGSTON 30 BY CARTER GRANGE

### The builder

Carter Grange is a leading custom home designer and builder with a rapidly growing reputation for modern architectural design and luxury finishes at affordable prices.

SPECIAL PROMOTION

The Livingston 30 is the latest design from Carter Grange, Melbourne's leading custom dual-occupancy designer and builder. This pair of 277-square-metre (30-square) double-storey, side-by-side houses demonstrates how effectively Carter Grange is matching a rapidly increasing demand for "dual occs" with up-to-the minute styling and living innovations.

With four bedrooms, two living areas, three bathrooms, a multipurpose space, walk-in pantry, outdoor living and a garage, each residence has the space, natural light and features of a contemporary architect-designed freestanding home, with an as-displayed price of \$537,499.

An asymmetric Dakota facade gives each dwelling its own identity, with large black-framed windows, cedar cladding and stark white render expressing a contemporary coastal character.

Project administrator Gary Gorov says the Livingston 30 ticks all of the boxes for buyers.

"We understand our clients' needs and requirements," he says. "By designing for abundant natural light, indoor and outdoor living, walk-in pantry, ground-floor bedroom and contemporary styling and fittings, we ensure that we provide everything on their wish lists."

Like most properties that Carter Grange opens for viewing, the Livingston 30 was designed and built for private clients, in this instance parents and their adult children, simultaneously solving the challenges of downsizing and first-home affordability.

There's a study off the front entrance, then a laundry with garage access.

Next up is a multipurpose room with double-width concealed sliders and a window wall that could be a bedroom, living area or large study. It has en suite access to the ground-floor bathroom.

The rear living zone has a colossal 3.31-metre ceiling height, with extended 2.74-metre ceilings elsewhere downstairs.

Full-width stacking glass doors merge indoor and outdoor living, completing an entertainment area that can easily accommodate 80 people.

Kitchen highlights include a long stone-topped island bench, 2pac self-close joinery and European appliances with an ample walk-in pantry. A skylight in a raked ceiling spills light down central semi-cantilevered solid timber stairs.

Upstairs, a leisure area separates the main suite from the family bathroom and two double bedrooms.

The main suite also scores highly for space and natural light, with wide main windows and more windows in the walk-in wardrobe and en suite with its stone-topped floating vanity and walk-in shower.

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SIDE-BY-SIDE LIVING

(SUPPLIED)



CONTEMPORARY STYLING

### THE BUILD

Builder \ Carter Grange

Sales \ Frank 0488 051 144  
or David 0431 369 480

Display \ 34 David Street, Hampton

Open \  
1- 4pm Saturday and Sunday,  
1-3pm Wednesday  
or by appointment.

» [cartergrange.com.au](http://cartergrange.com.au)

Width \ 7.14 metres

Depth \ 24.74 metres

Size \ 277 square metres (30 squares),  
including outdoor living and garage

Pricing guide \ as displayed, excluding site  
costs and landscaping \$537,499 (single unit)

### The selling point

Featuring modern architectural design, generous proportions and versatile floor plans, these side-by-side contemporary residences are full-sized homes with the latest living innovations.



GROUND LEVEL

FIRST FLOOR



INDOOR-OUTDOOR LIVING