

# THE CAMBERWELL 46 BY CARTER GRANGE

## \ CAMBERWELL

New-home builder Carter Grange knows its designs meet the demands of modern family living because each new design added to its range is conceived to meet the exacting specifications of a real family.

All Carter Grange homes are designed and built to individual client and planning requirements and the Carter Grange team identifies homes of particular merit to add to its growing range.

The latest home to join the builder's hall of fame is The Camberwell 46, which Carter Grange director Gerald Stutterd says offers families smart contemporary luxury with an affordable price tag. "We give home buyers the chance to buy a new luxury home with a contemporary look and feel without spending \$1 million," Stutterd says.

The double-storey Camberwell is a comprehensive showcase of the new-home builder's approach, with 46 squares of contemporary architectural design in a well-considered layout with quality finishes and fittings for \$498,120. Like all Carter Grange homes, it is built for energy efficiency using Hebel power panels, which retain heat in winter and help maintain cooler temperatures in summer.

The home price includes stone benchtops throughout and 900-millimetre stainless-steel Ariston kitchen appliances in its extensive list of luxury inclusions.

Stutterd says the design ticks all the boxes for the elements families seek to enhance modern living with multiple and flexible zones, a well-appointed kitchen open to family living, integrated outdoor living, five generous bedrooms with walk-in wardrobes, four bathrooms, including three en suites, a ground-floor powder room, separate laundry with external access and a double garage.

The heart of the home, the light-filled social centre of open-plan kitchen, dining and living, is designed for family members to catch up, prepare and share meals, relax and celebrate together. It

embraces two sides of the covered outdoor entertainment terrace, creating an easy transition and connection between indoor and outdoor living. Alongside is a flexible living space that can be closed off with a double-width sliding door.

The kitchen space is defined by an architectural bulkhead, accommodating smart pendant lighting over a generous island bench. A sliding door at the back of the kitchen reveals a pantry with enough space for a brace of butlers, a preparation bench stretching out beneath a long window, and full-height open shelving – perfect for hiding messy preparation or takeaway containers. A length of desk, beneath windows in the dining area, is an ideal workspace for kids and parents.

Glazed double doors can close off the rear living zone on the ground floor, creating efficiencies in heating and cooling. A luxurious guest or family suite is off the entrance hall, and has a large walk-in wardrobe and en suite. The ground floor also has the laundry and a powder room.

The semi-cantilevered Pacific oak stairs are made for Carter Grange by specialist Melbourne stair builder Eric Jones. They create a striking silhouette and, with the home's square-set cornice and high ground-floor ceilings, create a distinctly inner-city vibe.

Upstairs are four resort-sized and styled bedrooms with a central leisure area. The 20-square-metre main bedroom connects to a room-sized walk-in wardrobe and a luxurious en suite that, like all bathrooms in the house, has full-height tiling, a walk-in shower screened by semi-frameless glass, stone vanities and stub walls to provide privacy for toilets.

The children's bedrooms have built-in study desks and walk-in wardrobes. The largest also has an en suite and the others share the first-floor family bathroom. \

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LIVING

## DEVELOPING OUR CITY

**THE CAMBERWELL 46  
BY CARTER GRANGE,  
35 OXFORD STREET, CAMBERWELL**

**Building and interior design** \ Carter Grange

**Sales** \ Frank Graffeo 1300 244 663

**Open** \  
Saturday and Sunday 1pm – 4pm, Wednesday  
7-9pm or by appointment

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

## PRICING GUIDE

**Double-storey five-bedroom home** \$498,120

POSTCODE  
**3124**



KITCHEN & DINING

## FEATURES

- 46 squares
- Formal/informal living rooms on both levels
- Five bedrooms with walk-in wardrobes, three with en suites
- Ground- or first-floor main bedroom
- Four bathrooms with full-height tiled walk-in showers with stainless-steel grate
- Double under-mount stainless-steel sink in kitchen, and glass splashbacks; island bench
- European Ariston stainless-steel 900mm commercial upright oven with five-burner cooktop and 900mm rangehood
- Refrigerated ducted air-conditioning
- Gas heating ducted through ceiling
- LED lights throughout
- 2.74-metre ceilings on ground floor
- Square-set cornicing throughout
- Engineered timber floor, carpet and tiling
- Pacific oak semi-cantilevered staircase
- Rendered exterior of Hebel wall panel system
- Aluminium powder-coat semi-commercial windows with flyscreens on opening windows
- Choice of four front entry doors 2.34m-high

## ECO GREEN RATING

- 6-star energy rating
- Gas-boosted solar hot water
- Double-glazed windows in bedrooms and living area

## FACILITIES

- Covered outdoor entertainment terrace
- Double garage with remote control door

(URBAN ANGLES)