



# LANGHAM 44

Style and functionality meet to create a contemporary home that provides practical solutions for the modern family. A cutting-edge facade greets the home owner of the Langham 44 where wood, glass, steel and render all flow harmoniously to create an exciting exterior. Seamless wood panelling looks like a feature wall but in fact cleverly conceals a double garage.

Bayside specialist Amanda Gordon says the Langham 44 was designed to be compliant with Bayside City Council regulations, which is a major plus for those living in the Bayside area. Add to that its affordable luxury status and it's a winning combination, Ms Gordon says.

"Seamless integration from indoor to outdoor living and functional connectivity contribute to efficient and relaxed living," Ms Gordon says. The living area at the front of the house offers a spacious and bright formal area to entertain guests while the open-plan living area at the rear has ample room to provide communal and private spaces for all.

Surrounded by glass, the family room is flooded with natural light. The open space, while airy, still maintains a sense of cosiness where gatherings can be enjoyed in a comfortable environment. The well-designed kitchen combines sleek elements to create a functional space that any gourmand would be happy to cook in. A roomy study off the family and dining space gives privacy but still allows easy access to the open-living area.

Nothing is overlooked with a butler's pantry,

laundry and mud room all rounding off the first floor and providing everything a family could need.

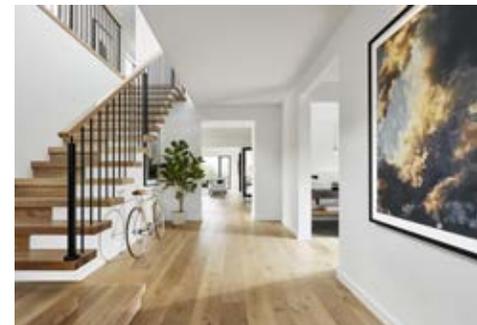
Upstairs, four bedrooms surround a leisure area that delivers the ideal environment for a family to either enjoy some down time or catch up.

The contemporary design continues in the main bedroom where a feature wall camouflages the walk-in robe that then flows into a generous ensuite. A family bathroom and powder room service the other three rooms in comfort.



Ms Gordon says Carter Grange aims to create liveable spaces for whatever your family desires.

"Each of our homes has been designed for client's specific needs, taking into consideration their block size, council regulations, lifestyle and budget," she says.



## AT A GLANCE

Langham 44 by Carter Grange

Bedrooms: Four

Bathrooms: Two

Size: 410sqm including porch, alfresco zone and garage

Price: Starting from \$457,900; as displayed, \$734,812

Address: 353 South Rd, Brighton East

Opening hours: Wed 1-3pm;

Sat-Sun, 1-4pm

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