

DEVELOPING OUR CITY

THE ASHBURTON 50

Address \ 6 Maxwell Street, Ashburton

Building and interior design \ Carter Grange

Sales \ Frank Graffeo 1300 244 663

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

» www.cartergrange.com.au

PRICING GUIDE

Double-storey
five-bedroom home from \$526,468

As displayed from \$559,964

STANDARD FEATURES

- 50 squares
- Four bedrooms
- Two bathrooms and powder room
- Four indoor living areas
- Covered outdoor area
- Study
- Adult's retreat
- Double-storey entrance void
- 2.74-metre ceilings on ground floor
- Timber floating floor, carpet and tiling
- Stone benchtops
- Glass splashbacks
- Under-mount stainless-steel sink with drainer
- Island bench
- European Ariston stainless-steel 900-millimetre oven and rangehood
- Smeg 900-millimetre five-burner cooktop
- Large laundry with concealed walk-in storage
- Butler's pantry with walk-in storage
- Walk-in wardrobe and en suite to main bedroom
- Refrigerated ducted air-conditioning
- Gas heating ducted through ceiling
- Fully rendered exterior using Hebel power wall panel system
- Aluminium powder-coat semi-commercial windows with fly screens on all opening windows
- Choice of four front doors 2.34-metre high

ECO GREEN RATING

- Six-star energy rating
- Gas-boosted solar hot water
- Double-glazed windows to bedrooms and living area
- LED lighting

FACILITIES

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



STUDY



FLEXIBLE LIVING DESIGN

THE ASHBURTON 50 \ ASHBURTON

“Your plan, our plan or anywhere in between” is how luxury-home-builder Carter Grange describes its flexibility in creating custom designs for new home buyers.

To showcase its adaptable approach, Carter Grange adds the best new designs to its range and shows them for a period before their buyers move in. This makes visiting each new Carter Grange show home a revelation, with each designed and built to meet a real family's requirements and ideas.

The 50-square, double-storey Ashburton has an all-inclusive price tag of \$526,468 for blocks with a minimum 15.24-metre width and is the sixth design to join Carter Grange's honour roll. The layout includes four generous bedrooms, two bathrooms, a powder room, four indoor living rooms, covered outdoor living, butler's pantry, a large study and an adult retreat.

Carter Grange director Gerald Stutterd says The Ashburton 50 is a great showcase for Carter Grange's approach. “This home is a completely different take on modern living to our previous homes but, like our other designs, is a beautiful luxury home with a contemporary look and feel for an affordable price.”

Stutterd says it's important that clients build a new home with features to suit them, rather than settling for a cookie-cutter design.

“We show homes to give buyers ideas and inspiration, not to say this is what you have to have. We design and build luxury architect-designed homes to suit our client's family, not Carter Grange's idea of the contemporary family.”

Like all Carter Grange homes, The Ashburton is constructed in rendered energy-efficient Hebel power panels to maintain winter warmth and summer cool, with double glazing in living areas and bedrooms.

The Ashburton as displayed is \$559,964 with a long list of upgrades that includes wide limed-oak floorboards rather than the standard spotted gum, feature walls, stainless-steel and glass stair balustrades, and a variation from Carter Grange's standard European stainless-steel 900-millimetre commercial upright oven with five-burner cooktop.

Multiple living areas, ingenious storage and hallways of palatial width are key characteristics of The Ashburton design. A teal full-height front door opens into an abundance of space and light, delivered by a double-storey void and the three-metre wide

hallway. An intimate adult's retreat off the hall has full-height glass sliders to the front garden. Next up is a ground-level powder room, and then a handy desk tucked into the entrance to a large, airy laundry; useful for odd jobs or craft projects. The laundry's rear wall conceals an enormous walk-in linen and storage room.

A sliding door opens from the laundry to a butler's pantry with sink and preparation bench and walk-in pantry with full-height open shelving. Another slider leads to the open kitchen and family living zone with dining and lounge, a separate rumpus zone, and media or family room with wide full-height sliding doors giving it the ability to be part of the open zone or not.

Architectural elements define activity areas in the open living space. There's a bulkhead and pendant lighting over the kitchen, while windows, nub walls and skylights define dining and lounge areas. Standard luxury finishes include stone benchtops throughout and there's a large island bench with counter seating for five.

Three-metre-wide stacking doors open from the lounge to the rear garden with full-height bifolds from the rumpus to the covered outdoor living area.

There's a storeroom at the back of the garage and a super-sized coatroom en route to the hall. A large study has fitted storage and continuous workbenches around the room, and double doors into the hallway opposite the kitchen.

Upstairs, the hallway mirrors the hall below, with a full-height window throwing light along its length and down the void to the front entrance. Double doors lead to the main bedroom with space for a king-sized bed and sofa. Clothing selections will be easy in the roomy walk-in wardrobe, filled with natural light from a large skylight above. The wardrobe leads into the en suite bathroom with a rich marble feature wall, deep shower recess and wall-length double vanity with storage below.

Three more bedrooms include mirrored built-in wardrobes and expansive windows. There's a large linen closet next to the main bathroom, which has a double vanity, bath and walk-in shower with a separate powder room across the hall.

A rear leisure area is zoned at the opposite end of the upper floor to the parents' retreat with a wall recess to accommodate the full range of screen sizes. \

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