

DEVELOPING OUR CITY

THE BRIGHTON 48 BY CARTER GRANGE

Address \ 35 Comer Street, Brighton East

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 house \$544,816

As displayed \$607,000

DISPLAY FEATURES

- 48 squares
- Alucobond façade
- Fully rendered exterior using Hebel PowerPanel wall system
- Aluminium powder-coated semi-commercial windows with fly screens on all opening windows
- Five bedrooms
- Four bathrooms
- Three living areas
- Study
- Ground-level guest bedroom with en suite
- Laminated timber floor, carpet and tiling
- Stone benchtops throughout
- Glass splashbacks
- 40-millimetre kitchen benchtop
- Waterfall-edge island bench
- Gloss-white and wood-grain laminate for soft-close kitchen joinery
- Double under-mount sink
- Bosch stainless-steel wall ovens, 800-millimetre induction cooktop with integrated warming drawer, coffee machine and microwave
- Laundry
- Butler's pantry
- Main bedroom with walk-in wardrobe and en suite
- Integrated gas ducted heating and refrigerated cooling
- Laundry chute

ECO GREEN RATING

- Six-star energy rating
- Gas-boosted solar hot water

FACILITIES

- Covered outdoor living area
- Remote-controlled double garage



LIGHT, OPEN INTERIORS



BRIGHTON 48 \ BRIGHTON EAST

Families looking to build a house with the advantages of Bayside's relaxed lifestyle, close to beaches, leading schools and popular shopping centres, face the challenge of unique building regulations.

New-home builder Carter Grange says the requirement for deeper upper-level setbacks for new Bayside houses can be an obstacle for families looking to optimise space in their new homes. However, Carter Grange's new design for a Brighton East family has delivered a 48-square double-storey layout with five bedrooms and spacious, light-filled living areas on both levels for \$607,000, with a base price of \$544,816.

Carter Grange director Gerald Stutterd says the Brighton 48 design enhances space and light, with an offset staircase increasing the width available for the upper-level main suite.

"We work closely with all our clients to design new homes to satisfy their requirements within the framework of planning regulations," he says.

"We understand that families look for light, open areas and for some rooms to have grand proportions.

"Our clients wanted a modern family home close to schools and the beach in Brighton. We made sure our design provided everything families are looking for today."

Like all Carter Grange houses, the Brighton 48 was built in thermally efficient Hebel PowerPanels, with the added benefit of a durable Alucobond façade. The 2.4-metre-wide entry with full-height front door and sidelights leads on wide timber boards past a ground-level guest bedroom and bathroom, past the Carter Grange signature semi-cantilevered stairs in Pacific oak with stainless-steel balustrade, and past the garage access and laundry to a cleverly configured open-plan rear kitchen, dining and indoor/outdoor living area.

The contemporary design elements include square-set ceilings, large-format bathroom and laundry tiles, and sleek, integrated cabinetry. Smart design devices define function in the open living zone, with an elegant bulkhead over the kitchen, and long window-like cut-outs in narrow walls either side of the dining room creating a sense of occasion and separation while retaining openness and light. The dining and living areas open to covered outdoor spaces, ideal for entertaining and family living.

Soft-close kitchen cabinetry incorporates stainless-steel Bosch wall ovens, a microwave, warming drawer, coffee machine and 800-millimetre induction cooktop. The 40-millimetre edged stone benchtops in the shadow-line kitchen enhance the quality of the finish. Stone topping flows over both ends of the generous island bench, and there are glass splashbacks in the kitchen and adjacent butler's pantry.

The butler's pantry is no secondary space but a light-filled haven featuring artwork and a wall of storage with open shelving above benchtops and wide drawers below. A large window over a sink and preparation bench looks onto the garden. The laundry, with external access, is similarly well-configured, with generous storage.

The ground-level bathroom opens to the guest bedroom and the hall, doing triple duty as guest en suite, ground-level powder room and pool bathroom. Like all bathrooms in the house, it has a floating stone vanity and natural marble mosaic wall tiles.

The offset stairs create a natural division between the parents' main suite and study, and the family zone with its large central leisure area, a bedroom with en suite and two further bedrooms flanking the family bathroom.

The east-facing study's full-width windows wrap around a corner onto the balcony of the main suite, which includes a walk-in wardrobe and en suite that has a double vanity and freestanding bath with a double-sized shower and separate toilet.

A gallery alongside the stairs is a natural place to build in a study desk, or display photos and artwork.

Gas ducted heating and refrigerated cooling are integrated, and the garage has a rear roller door for backyard access.

Stutterd says that while the Brighton 48 suits blocks with a minimum width of 15.24 metres and minimum length of 32 metres, Carter Grange designs all its houses to suit an individual block.

Carter Grange describes its flexible approach to home design as "our plans, your plans or anywhere in between". Stutterd says Carter Grange displays houses built for real families to provide inspiration for prospective new-home buyers.

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