

DEVELOPING OUR CITY

THE BALWYN 46

Address \ 174 Balwyn Road, Balwyn

Building and interior design \ Carter Grange

Sales \ Frank Graffeo 1300 244 663

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

» cartergrange.com.au

PRICING GUIDE

Double-storey five-bedroom house \$507,993

STANDARD FEATURES

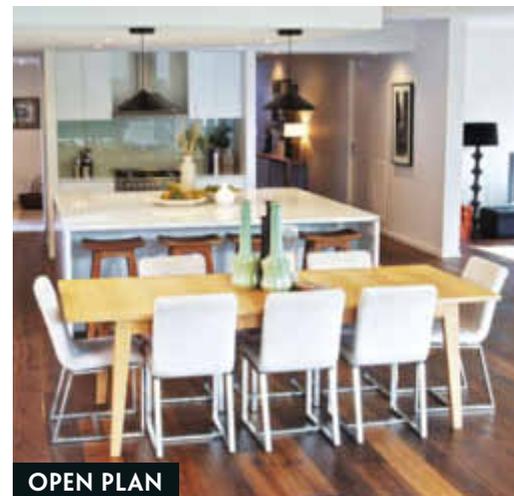
- 46 squares
- Fully-rendered exterior using Hebel PowerPanel wall system
- Aluminium powder-coat semi-commercial windows
- 2.74-metre ceilings on ground floor
- Square-set cornices
- Semi-cantilevered Pacific oak staircase
- Five bedrooms
- Three living areas
- Ground-level guest bedroom with en suite
- Walk-in wardrobe and en suite to main bedroom
- Engineered timber floor, carpet and tiling
- Stone benchtops
- Glass splashbacks
- 40-millimetre kitchen benchtop
- Island bench
- Butler's pantry
- Laundry
- European stainless-steel 900-millimetre commercial upright oven and stainless-steel canopy rangehood
- Evaporative cooling

ECO GREEN RATING

- Six-star energy rating
- LED lighting
- Double glazing in living and bedrooms
- Gas-boosted solar hot water

FACILITIES

- Covered outdoor dining and entertainment area
- Extended double garage with remote-controlled door and rear roller door



OPEN PLAN



THE BALWYN 46 \ BALWYN

Highly sought after for its wide, leafy streets, undulating topography and large family-sized blocks, Balwyn has been a consistent performer in listings of Melbourne's 10 priciest suburbs.

While it features significant architectural representation across all eras, in recent years Balwyn's substantial clusters of postwar housing have attracted families looking to knock down and rebuild new contemporary homes.

Given its popularity, it's an ideal location for new-home builder Carter Grange's latest design, the Balwyn 46. Featuring Carter Grange's classic period Manchester façade, the Balwyn 46 sits easily amid the wealth of local housing styles. As displayed, the 46-square double-storey design is priced at \$507,993, excluding site costs.

It is built using thermally efficient Australian-made Hebel PowerPanels, a reinforced cladding in common use in Europe in the past 70 years. Carter Grange director Gerald Stutterd says Hebel's thermal and acoustic qualities, as well as its building efficiency, make it Carter Grange's building material of choice. Carter Grange generally quotes customers build times of approximately six months following site preparation.

Behind its classic fully rendered façade, the Balwyn 46 has a light-filled contemporary interior and layout, with a double-height void over the entrance foyer and modern, square-cut ceilings throughout. The ground-floor ceilings have been raised to 2.74 metres and ceiling bulkheads and heights are used to define areas within the house, including the semi-cantilevered dark-stained Pacific oak staircase in the hall, and to outline the kitchen zone in the open-plan family living zone.

The wide front entry, with a full-height door, opens to dark engineered-timber boards, which are used in the hallway and the open-plan living zone. To the right of the front entrance is a guest bedroom with an en suite bathroom that doubles as a ground-level powder room with a door off the hall. This room could easily become a study or be expanded in the layout for a ground-level main bedroom.

The stairway neatly separates this front room from the expansive rear living zone, with the kitchen in the heart of the

layout. A more than generously sized island bench is a central focus for the living zone, creating a wonderful expanse for entertaining, preparation and family gatherings. All benchtops are in reconstituted stone; there are glass splashbacks along the rear kitchen bench, which accommodates the European stainless-steel 900-millimetre commercial upright oven with stainless-steel canopy rangehood above. The double sink and dishwasher are along a window wall with side garden views.

The rear of the kitchen opens to a walk-through butler's pantry with open shelving and preparation sink and bench; this, in turn, leads to a large laundry with extensive storage space and external door. The dining and living areas open with full-height glass sliding doors to covered outdoor living with ample space for outdoor lounge and dining settings.

There's also a large separate living area across the hallway from the kitchen, which could be used as a multipurpose study and media room.

The main bedroom, walk-through wardrobe and its resort-like en suite take up most of one side of the upper level. All bathrooms in the house have full-height tiling and the en suite has a walk-in shower designed without need for glass screens, plus a double vanity, a free-standing bath with sitting niche and toilet with a modesty wall.

There are three more queen-sized bedrooms, one with walk-in wardrobe and two with a wall length of storage. There's a large walk-in shower and bath in the family bathroom, with a separate powder room close to a large central leisure area.

The double garage has been extended to provide further storage and has a double remote-controlled door at the front and a single roller door to the rear. The six-star energy rating takes in double glazing in all living areas and bedrooms, solar gas-boosted hot water and LED lighting.

Stutterd says while the Balwyn 46 suits blocks with a minimum width of 14 metres and minimum length of 36 metres, Carter Grange designs all of its houses to suit its clients' individual blocks. Carter Grange describes its flexibility in new-home design as "our plans, your plans or anywhere in between". \

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