

## DEVELOPING OUR CITY

### THE BEAUMARIS 40

**Address** \ 11 Haywood Street, Beaumaris

**Building and interior design** \ Carter Grange

**Sales** \ Frank Graffeo or Kate Stutterd-Kitts  
1300 244 663

**Open** \ Saturday 1pm-4pm,  
Wednesday 7pm-9pm or by appointment;  
special opening Sunday December 14, 1pm-4pm

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

### PRICING GUIDE

**Two-storey three-bedroom house** \$492,263  
as displayed (excluding site costs,  
colour upgrades, pool and landscaping)

### DISPLAY FEATURES

- 372 square metres
- Blocked render and board façade
- Fully rendered exterior using Hebel power wall panel system
- Aluminium powder coat windows with fly screens on all opening windows
- Three bedrooms with walk-in wardrobes
- Ground level powder room
- Three living areas

# THE BEAUMARIS 40 \ BY CARTER GRANGE

If your suburb doesn't yet have a Carter Grange design named after it, look out – it will be coming soon.

Each new design added to Carter Grange's portfolio has been conceived to meet the exacting specifications of a real family as well as local planning requirements, and is named after its suburb.

With a winning combination of affordable luxury, practical and modern layouts, shorter build times and energy-efficient materials, its range is starting to read like a Melway as the momentum of Melbourne's knock-down-rebuild movement grows.

The Melbourne-based architectural design and construction group's latest release is bright and practical, with distinctive bayside styling for a family with teenagers in Beaumaris.

The two-storey, three-bedroom Beaumaris 40 has three living areas, a study, two bathrooms, a ground-level powder room, butler's pantry, covered deck and remote-controlled double garage. The as-displayed price is \$492,263, excluding site costs, colour upgrades, pool and landscaping.

Carter Grange director Gerald Stutterd says the Beaumaris 40 has captured the essence of relaxed bayside living for a busy family with spaces to enjoy time together and apart.

"This house is smart, modern and highly practical. Its layout gives the family room to breathe. The home's luxury finishes make living more relaxed as well – they're highly durable, easy to live with and keep clean," Stutterd says.

Carter Grange builds with Hebel, an innovative masonry product that creates a comfortable living environment because of its high thermal efficiency and acoustic absorption. Hebel manufacturer CSR claims the autoclaved, aerated concrete material has three times the insulation properties of traditional brick and, as well as minimising environmental impact during production, will reduce home owners' reliance on heating and cooling. The Beaumaris 40's contemporary façade combines a variety of setbacks and shapes finished in blocked and unblocked

render and linear boards. The ground level has an airy 2.74-metre ceiling height with gleaming, solid spotted gum floorboards throughout, except in the large tiled laundry.

The study has high, wide windows to the front garden. Victorian ash return stairs divide the study from the laundry and extensive storage includes a walk-in cupboard under the stairs. The powder room is opposite the entry from the garage, via a coat room.

There is a rear open-plan kitchen, dining and family living zone with a more intimate second living space warmed by a Jetmaster gas fire, divided by nib walls with tall cutouts.

A large stone-topped island bench seats four along its counter and the kitchen also features glass splashbacks, a stainless-steel cooktop, underbench oven, rangehood and integrated dishwasher. There's further bench space along the back and side walls and within the connecting butler's pantry with its floor to ceiling storage. The family living area opens to timber-decked, covered outdoor living looking onto a pool.

The upper level leisure area is opposite two spacious children's bedrooms with walk-in wardrobes. The family bathroom and adjacent supersized parents' en suite both feature a cleverly concealed shower and toilet without need of screens or doors. The en suite also features a double vanity and a bath. The parents' suite is capacious and has a generous walk-in wardrobe.

Along with its Hebel construction, gas-ducted heating, integrated refrigerated cooling and double glazing in living areas and bedrooms will keep the house comfortable year round.

Although the Beaumaris 40 suits blocks with a minimum 15.24-metre width and 35-metre length, Carter Grange custom designs to optimise individual clients' blocks. In addition to its custom design service, Carter Grange has a range of floor plans designed for modern living on standard-sized blocks. \

LIZ McLACHLAN

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### DISPLAY FEATURES CONTINUED

- Two bathrooms with full-height tiled showers with seamless double base and linear stainless-steel grate
- Study
- Return stairs in Victorian ash
- Solid spotted gum floors, carpet and tiling
- 2.74-metre ground floor ceiling height
- Stone benchtops throughout
- Glass splashbacks
- Island bench
- Gloss white laminate soft-close kitchen joinery
- Double under-mount sink
- European stainless-steel cooktop, underbench oven, dishwasher and rangehood
- Large butler's pantry
- Laundry with extensive storage
- Walk-in wardrobe and en suite to main bedroom
- Gas fireplace
- Integrated gas ducted heating and refrigerated cooling
- Choice of four front entry doors, 2.34-metre high

### ECO GREEN RATING

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

### FACILITIES

- Covered outdoor living area
- Double garage with remote control door and storage room