

DEVELOPING OUR CITY

THE REGENCY 42 BY CARTER GRANGE

Address \ 84 East Boundary Road, Bentleigh East

Building and interior design \ Carter Grange

Sales \ Kate or Frank 1300 244 663

Open \ Saturday and Sunday 1-4pm, Wednesday noon-3pm and 7-9pm or by appointment

» www.cartergrange.com.au

PRICING GUIDE

Two-storey four bedroom home from \$405,900

As displayed from \$499,000



ABUNDANT NATURAL LIGHT

THE REGENCY 42 \ BENTLEIGH EAST

Carter Grange's approach of delivering modern architectural design and luxury finishes at affordable prices is proving highly attractive to new-home buyers.

Since the company was established in 2010 by partners with significant building industry experience, Carter Grange's houses have appeared with increasing regularity in Melbourne's inner and middle suburbs.

Carter Grange director Gerald Stutterd says new-home buyers have found they can afford the architectural features, luxury finishes and contemporary floor plans they aspire to.

"Word is getting around and we celebrated a milestone recently; when we started in 2010 we wanted to build up to a level where we can offer our customers the optimal range as well as value, and we have achieved it," he says.

"We will continue to focus on working with people who get us and understand that we're about affordable luxury with a strong design element. Our designs will reflect your family, lifestyle and your budget," he says.

The company's latest design, the Regency 42, is a 42-square two-storey, four-bedroom house with three living areas. Features such as double-glazed windows for living areas and bedrooms, 20-millimetre stone benchtops and European appliances are among standard inclusions.

As displayed at 84 East Boundary Road, Bentleigh East, the house is 43 squares. With an extended garage, and other upgrades, including the façade, higher 2.74-metre and 2.59-metre ceilings downstairs and upstairs, refrigerated cooling and some appliance and finish variations, the house as displayed is \$499,000.

The display home features Carter Grange's striking new Stockholm façade with modern styling using layered framed projections, precision-cut vertical cedar boards, dual-toned render and black-framed powder coated aluminium windows.

The ground level's flexible floor plan has a separate front lounge near the entrance that could become a guest room, with

the powder room doubling as an en suite. The rear L-shaped open-plan family living, kitchen and dining area opens to covered outdoor living and can be flipped to optimise site orientation.

With a large double garage and its additional dry storage area, residents can store sports gear before going directly to the large laundry and the connected butler's pantry, which has full-height walk-in storage, a preparation bench and sink. A separate, fitted study next to the rear family living area provides a concealed working space near the home's hub. Up the timber return stairs there's a 20-square-metre open leisure area, a family bathroom and four bedrooms, including a spacious rear main bedroom

suite with walk-in and built-in wardrobes and en suite with a 1.8-metre-long shower with niche shelf, double vanity, deep bath and toilet. The three other bedrooms are all queen-sized, with built-in wardrobes. The two bathrooms have walk-in showers and the family bathroom has a separate powder room.

Stutterd says the house is ideal for families, with an easy flow between indoor and outdoor living and dining, a roomy kitchen and two more living areas. "It's a great layout for parents – standing at the island bench, you can direct activity in the study, the living and dining areas and outside," he says.

French oak floorboards with acoustic backing run through much of the ground level, with wool-blend carpet upstairs and a large-format neutral tile in bathrooms.

Appliances include a 900-millimetre stainless-steel gas cooktop, under-bench oven and rangehood, and a dishwasher.

The Regency 42 is designed for a 15.24-metre wide and 35-metre deep block but can be adapted to suit narrow blocks (a Bayside Council-compliant version is available). It has a rendered exterior and is constructed in Hebel Power Panels, selected by Carter Grange for superior thermal and acoustic qualities. \

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THE NEW STOCKHOLM FAÇADE

DISPLAY FEATURES

- Three living areas and study
- Four bedrooms with walk-in and/or built-in wardrobes
- 2.74 metre ground-floor ceilings; 2.59 metre upstairs
- French oak floorboards and wool-blend carpet
- 20-millimetre stone benchtops throughout
- Large island bench with stainless-steel double sink
- Stainless-steel 900-millimetre under-bench oven, gas cooktop and rangehood
- Butler's pantry and large laundry
- Walk-in showers with full-height tiling
- Main bedroom en suite – double stone-topped vanity, 1.8-metre length walk-in shower, bath
- Family bathroom – walk-in shower, bath, vanity and separate powder room
- Refrigerated ducted air-conditioning
- Gas heating ducted through ceiling
- Stockholm façade
- Rendered exterior using Hebel PowerPanel
- Aluminium powder coated semi-commercial windows with fly screens on all opening windows
- Cedar front door
- Double-height void over entry

ECO GREEN RATING

- Six-star energy rating
- Double glazing
- LED lighting

FACILITIES

- Covered entertainment terrace
- Double garage with remote control door

(SUPPLIED)