

DREAM HOME

THE LANGHAM 44 BY CARTER GRANGE

SPECIAL PROMOTION

The Langham 44 by Carter Grange is a four-bedroom, double-storey design offering buyers edgy and pared-back up-to-the minute contemporary style backed by intelligent functionality to enrich modern family life.

Its flexible floor plan, functional connectivity, seamless integration of indoor to outdoor living and practical zoning contribute to efficient and relaxed living.

Carter Grange sales and marketing manager Colin Hunter says the Langham 44's floor plan, design and finishes have been highly considered to appeal to design-savvy buyers who want to combine style and functionality with an affordable price tag.

"It is sharp and it is clever but it's also very comfortable," he says. "We have been listening to and working with families who want to get the most out of their homes and this plan offers the flexibility, connectivity and zoning that they consistently ask for."

From the clean geometry of its charcoal and white render and cedar batten facade to its sharp, monochromatic interiors and timber features, the Langham 44 has a clearly articulated and coherent style. Scandinavian inspiration includes pale French oak flooring, abundant natural light through expansive double glazing, a trio of glass pendants lighting a marbled stone island bench and pale timber features in cabinetry and Carter Grange's semi-cantilevered timber stairs.

Finishes include the latest marbled Silestone and tactile Dekton benchtops, 2-pac and timber-laminate cabinetry and black powder-coated tapware.



(SUPPLIED)

The rear open-plan living, dining and kitchen wraps around covered outdoor living with twin cavity stacking glass doors that pull back from a cantilevered corner to form a substantial, uninterrupted indoor to outdoor space. Behind the kitchen, a large, open butler's pantry connects to the laundry.

The builder

Carter Grange has a rapidly growing reputation for modern architectural design and luxury finishes at affordable prices.

This room, in turn, opens to a storage/mudroom that leads to the double garage and a powder room. A large study alcove off the dining area provides a quiet work retreat while maintaining connection. Upstairs, a central leisure area divides the parents' zone from three queen-sized family bedrooms and

a bathroom with separate toilet. A central walk-in wardrobe divides the spacious main bedroom from its en suite, which has a freestanding bath below a full-width window, a double-length shower and double vanity. ●

LIZ McLACHLAN

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The selling point The Langham 44 delivers a winning double – edgy contemporary design plus prime family functionality.

THE BUILD

Builder \ Carter Grange

Sales \ Kate Stutterd-Kitts 1300 244 663

Display \ 353 South Road, Brighton East

Open \ 1-4pm Saturday and Sunday;
1-3pm Wednesday or by appointment.

> cartergrange.com.au

Width \ 13 metres (Bayside Council compliant)

Depth \ 21.25 metres

Size \ 44 squares or 410 square metres

Pricing guide \ \$688,020 as displayed (excluding site costs)



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