

DEVELOPING OUR CITY

The Sandringham

Address \ 76 Vincent Street, Sandringham

Developer \ Carter Grange

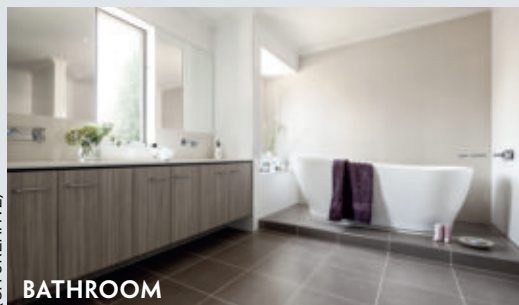
Building, interior and landscape design \ Carter Grange

Sales \ Frank Graffeo, 1300 244 663

Landscaping \ Carter Grange

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

» www.cartergrange.com.au



BATHROOM

Pricing guide

Double-storey five-bedroom home \$445,300

Standard features

- Thirty-eight squares
- Formal/informal living rooms
- Covered outdoor area
- Five bedrooms – four with walk-in wardrobes
- Ground-floor guest bedroom with built-in wardrobe
- Three full-height tiled bathrooms
- Fully tiled walk-in showers with seamless double base and linear stainless-steel grate
- Stone benchtops throughout
- Double under-mount stainless-steel sink in kitchen and glass splashbacks
- European Ariston stainless-steel 900mm commercial upright oven with five-burner cooktop and 900mm rangehood
- Refrigerated ducted air-conditioning
- Gas heating ducted through ceiling
- LEDs throughout
- 2.7-metre ceilings with square-set cornices on ground floor
- Spotted-gum floating floor, carpet and tiling
- Pacific oak semi-cantilevered staircase
- Fully rendered exterior using Hebel power wall panel system
- Aluminium powdercoat semi-commercial windows with flyscreens on all opening windows
- Choice of four front entry doors 2.34m high

Eco green rating

- Six-star energy rating
- Gas-boosted solar hot water
- Double-glazed windows to bedrooms and living area

Facilities

- Double garage with remote-controlled door



LUXURY LIVING

THE SANDRINGHAM \ SANDRINGHAM

Carter Grange's latest home, The Sandringham, showcases affordable luxury home design, tailored to individual client and planning requirements.

The new 38-square, five-bedroom house was designed for a client with a wider block in Sandringham, within the City of Bayside, which has unique planning requirements.

"Our client wanted a home with modern architectural design, informal and formal living areas and a guest bedroom on the ground floor. They wanted four family bedrooms upstairs with separation between the parents and the children," says Carter Grange director Gerald Stutterd.

"They loved our Carter Grange features, so we designed a home to give them everything they were looking for to suit their block of land and its aspect."

The home has just been completed and Carter Grange has added the design to its Metro range with an all-up price of \$445,300 including five bedrooms, three bathrooms, formal and informal living rooms, covered outdoor area, refrigerated air-conditioning, 2.74-metre ceilings and square-set cornices to the ground floor, floating timber floors and all other floor coverings, semi-cantilevered staircase in Pacific oak, a fully rendered exterior, double-glazed windows to living areas and bedrooms and remote-controlled double garage with internal entry.

Like all Carter Grange homes, The Sandringham is built using the Australian-manufactured Hebel power wall panel system, with a fully rendered finish. Homes constructed using Hebel require less energy to heat and cool, and have excellent acoustic qualities.

The Sandringham features light-filled interiors with a full-height void above the front entry, and a 4.5-metre-wide glass stacker door that opens the family dining room to covered outdoor living.

The semi-cantilevered stairway in the hall is a striking architectural feature with an open silhouette that also allows the flow of light.

The ground floor begins with the formal living room, then a guest bedroom with built-in wardrobe and en suite entry to a bathroom including shower, vanity and toilet, which is also accessible from the hall. Across the hall is the laundry, which, along with the kitchen and bathrooms, has stone benchtops.

The rear of the house opens into an expansive family living, dining and kitchen zone looking out to the covered outdoor entertainment deck and the back and side gardens. The U-shaped kitchen's wide stone bench has counter seating and pricing includes an Ariston stainless-steel 900-millimetre commercial upright oven with a five-burner cooktop and 900-millimetre rangehood, a double under-mount stainless-steel sink and glass splashbacks.

Spotted-gum floating floors run from the front entry through the hall and rear family living area. Large-format ceramic tiles are used in the bathrooms and laundry and the formal living room, bedrooms and upper-level hall are carpeted.

On the upper level the central stairs divide a plush parents' suite from three further family bedrooms and bathroom.

With wide double doors and large windows, the spacious main bedroom leads to a super-sized walk-in wardrobe and en suite bathroom with freestanding bath, walk-in shower with semi-frameless glass screen, double vanity and toilet.

All upper-level bedrooms have walk-in wardrobes and will accommodate queen-size beds.

A clever convenience is a washroom in the entry to the separate family toilet and bathroom, allowing family members to wash their hands or brush their teeth when the bathroom is in use. The main bathroom includes a freestanding bath, large walk-in shower with semi-frameless glass screen, a vanity and ample storage.

Interested new-home buyers are able to visit The Sandringham, which will be open for a short period on Wednesday evenings and weekend afternoons. \

LIZ McLACHLAN

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LOCATION One of Melbourne's more prestigious bayside suburbs, Sandringham is 16 kilometres from the CBD or 29 minutes by train at the end of the Sandringham train line. Popular for its beach, coastal trail, beach volleyball and cycling, Sandringham boasts a relaxed bayside vibe at its cafés and gourmet food outlets. Vincent Street is a short drive from Sandringham beach, the yacht club and the Trevor Barker Oval. Nearby schools include Sandringham and Sandringham East primaries, Sandringham College, St Leonard's and Haileybury. Melbourne's sandbelt golf courses and Westfield Southland are within a few kilometres. \