



CARTER GRANGE

New Melbourne builder Carter Grange aims to give home buyers modern architectural design and luxury finishes at affordable prices starting from about \$222,000.

Established in 2010 by directors with strong track records in volume building, Carter Grange has sold more than 220 new homes since opening its first display home a year ago.

Director Gerald Stutterd says Carter Grange represents a radical departure in the new-home market in its drive to create the ultimate in affordable luxury with sophisticated, innovative homes that offer great value. "Melbourne has a new luxury home builder, but home buyers don't need to spend \$1 million to buy a contemporary look and feel."

The company engaged external architects to design a range of homes with a focus on contemporary, modern styling to offer an inner-city penthouse feel and finish with uncompromising luxury. To ensure every home has the crisp, clear clean lines characteristic of contemporary design, they are all fully rendered with semi-commercial windows, high ceilings and plaster reveals to all windows and doors.

The look also includes use of architectural bulkheads to define areas, linear ducted vents, higher doors, square-set ceilings (on request), contemporary skirting, floor-to-ceiling windows, voids around the entry foyer, cantilevered hardwood staircases and outdoor living areas. In double-storey homes, all living and bedroom windows are double glazed.

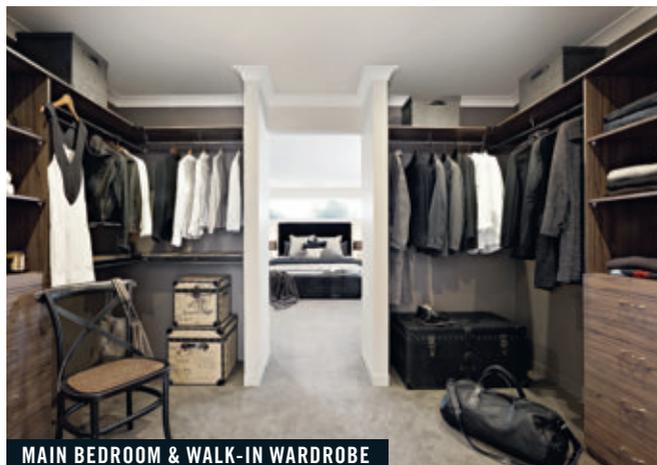
Stone benchtops are used throughout kitchens, butler's pantries, laundries and bathrooms with European stainless steel kitchen appliances. Innovative layouts provide a choice of ground-floor and upper-level main bedroom suites, all with walk-in dressing rooms and en suite bathrooms. Studies, family living zones and covered outdoor areas also feature.

"We set out to bring volume building into the inner city with contemporary styling at affordable prices and the flexibility to make client changes at a realistic cost," Stutterd says. "We like to say that no matter what, we will find the plan for you."

Carter Grange offers 10 standard designs in single- and double-storey and each has further layout options. There are also more designs available and all can be modified to suit clients.

"If your block is 12 metres wide, we will design a home to suit your block. Or some families would like to have en suites for all bedrooms. We can do it because we provide a high level of service to personalise your home to suit your lifestyle and your requirements. We only want to build around 200 homes a year because we want to maintain that service level," Stutterd says.

A key feature of the build is its use of the Hebel power wall



MAIN BEDROOM & WALK-IN WARDROBE

panel system as its standard building material. Carter Grange is Melbourne's first volume builder to offer the system as standard and has been working in conjunction with Hebel manufacturer CSR. Hebel is autoclaved aerated concrete and has been used in Europe for more than 70 years and in Australia for more than 20. Hebel is moulded, cut and steam pressure-cured in an autoclave before being formed into blocks and panels.

Due to its unique structure, Hebel homes require less energy to heat and cool and are faster to build. Hebel also has excellent acoustic and sustainable qualities and is 100 per cent Australian manufactured.

"It's a much smarter way to build," Stutterd says. "We only build in Hebel, we don't use brick. We decided to make it standard, rather than offer it as an upgrade, as some other building companies do. It's the biggest building product in Europe and China and we are supported by its manufacturer, CSR."

Thanks to the Hebel system, buyers can move into a new house less than 12 months after signing with the builder.

"We estimate it takes around three to four months from deposit to site start, then about six months to build, with a maximum of 12 months from signing on to moving in."

While the company has initially concentrated on Melbourne's south-eastern growth corridor, homes are being built all over greater metropolitan Melbourne. Eight display homes are open, with inner-city inspections also available on request. \

LIZ McLACHLAN

lmclachlan@theweeklyreview.com.au

"It's a much smarter way to build."

DEVELOPING OUR CITY

Carter Grange

Head office \ 15 Compark Circuit, Mulgrave

Sales \ 1300 244 663

» www.cartergrange.com.au

Pricing guide

Double-storey homes	from \$325,900
Single-storey homes	from \$222,400

Standard features

- Rendered Hebel power wall panel system
- Aluminium powdercoated windows with flywire screens on all opening windows
- 2.59-metre ceiling height on ground floor and 2.44 metres on first floor
- Cantilevered hardwood stairs with architectural balustrade
- Gas heating ducted through ceiling with linear grates
- Stone benchtops and laminate joinery in kitchen, butler's pantry, laundry and bathrooms
- Double undermount stainless steel sink in kitchen and glass splashbacks
- European Ariston stainless steel 900mm commercial upright oven with five-burner cooktop and 900mm rangehood

Facilities

- Double garage with remote-controlled door

Eco green rating

- Six-star energy rating
- Gas-boosted solar hot water