



LUXURY HAMPTONS

Create the lifestyle you want with a custom home

Grand in scale and presence, this luxury lifestyle home, custom-built by multi-award-winning home builder Hedger Constructions, is the epitome of Hamptons lifestyle living. The multilevel main residence features a bespoke kitchen and butler's pantry, generous lounge and billiards room, and every bedroom is serviced by a private bathroom. The guest house is positioned with prime pool access and features its own full kitchen and private accommodation.

Upon entry through the double front doors, visitors are greeted with a full-height atrium showcasing the intricacy of the coffered and angled ceiling design. A beautifully crafted timber staircase winds to the first floor from this area, leading to the gallery space. This private spot is bathed in abundant natural light thanks to rooftop windows. The clever use of angles and rakes to the walls and ceiling are an elegant highlight to this sanctuary.

On the first floor, the generous bedrooms include Juliette-style balconies for occupants to enjoy the rural vistas, while the master bedroom is served by a huge dressing area and stunning fully tiled ensuite. On the ground floor, the superb timber kitchen features Shaker styling and American oak. The custom kitchen is served by a butler's pantry accessed by a barn-style door on metal sliding track, allowing for guests to be entertained without the clutter of preparation equipment. The ground floor also caters for guests with a private wing, including a full ensuite.

As per the design intent, each area of the dwelling has been crafted to utilise space for an intended purpose. Whether it be for the privacy, quietness and seclusion of the formal living room with its stunning fireplace and window seat, or the reflective nature of the study room, the home speaks to the owner's brief of catering to the needs of family and guests. A rumpus

area with billiards room features vibrant wall colouring, creating a relaxed atmosphere for more informal gatherings.

The open living areas feature a stunning Rustic Oak engineered floor, which is complementary to the wainscoting wall panelling used throughout. Natural tones and materials create an earthy feel, including the stone fireplace with concrete hearth and subtle features such as timber full-height doors. The use of natural light to enhance nooks and corners helps create intimate spaces in the open-plan living area, a clever design feature.

A visually stunning home internally and externally, the striking nature of this Hamptons-style masterpiece comes from the 35° pitch of its roof, covered in slate-look tiles. The external Linea cladding provides clean lines to complement the PVC double-glazed windows, and the feature stone cladding to the pillars and chimney area provide an earthy tone



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to the build. The verandahs, with expansive spotted gum decking, allow for outdoor entertaining, while the use of spotted gum decking with 140mm-wide boards and vgroove ceiling linings adds a solid feel to the home.

An infinity-edge pool provides more wow factor and is the main element of the outdoor entertaining area. It is serviced by a pool house with full kitchen, indoor / outdoor living space, and loft bedroom and ensuite to accommodate family and guests as required.

The positioning of the home on the site was carefully considered to ensure rural valley views from key areas, and a significant site cut was required to allow for the sizeable footprint of the home and pool house. The key aspect to the build was ensuring the complicated wall and roof detail was completed to exacting standards at frame stage, which was paramount to the design in terms of plaster finishes to coffered ceilings, window install and how light would flow into the home.

Hedger Constructions' build team were responsible for the detail and setting out of all wainscoting. The detail required, particularly in the entry atrium, was extensive due to the sheer height of this area and a



need to integrate into the gallery space. Similarly, it was left to the build team to design and install the complex ceiling and wall detailing of the gallery area on the first floor, which is an outstanding feature.

Clients were on site throughout the build and developed a positive relationship with the build team. This allowed for clear lines of communication, enabling any changes or points for clarification to be quickly addressed. All trades involved provided finishings to the highest standard, producing an outstanding presentation to the home.

Given the size of the residence, a Solar PV package was installed to offset the running costs. An extensive range of insulation was included to walls and ceiling spaces, along with Permifloor underfloor insulation. The home has a water-harvesting system via a 90,000litre water tank for reuse throughout, and a treatment plant services the septic requirements via a dripper system. Glazing also assists in energy saving via the doubleglazed PVC-framed windows.

Hedger Constructions is a multiaward winning custom home builder in Victoria. Specialising in luxury custom home construction, Hedger Constructions is redefining modern living with homes that transcend the traditional. With industry-leading sustainable building practices, the company creates unique, energy-efficient and innovative homes with outstanding craftsmanship. Hedger Constructions is also a trusted name in architect-designed home builds, sloping block builds, energy-efficient builds, knock-down-rebuilds, property development, largescale renovations and extensions and commercial projects.

Hedger Constructions' industry-leading reputation and awardwinning delivery includes more than 30 Master Builders Association of Victoria awards in seven different categories and three MBAV Regional Builder of the Year wins. Its custom home builders demonstrate skill, expertise and dedication in transforming residential concepts and ideas into functional, versatile and sustainable homes.

Creating bespoke homes from concept to completion, a Hedger Constructions custom home is defined by innovation, integrity and quality. As a family company, Hedger Constructions understands the importance of building "your home" and approaches each project with the aim of total client satisfaction. With decades of experience, the company's collaborative approach to construction provides the endtoend solution and flexibility for you to create your dream home. 🏡

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