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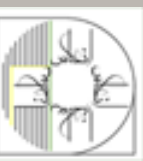
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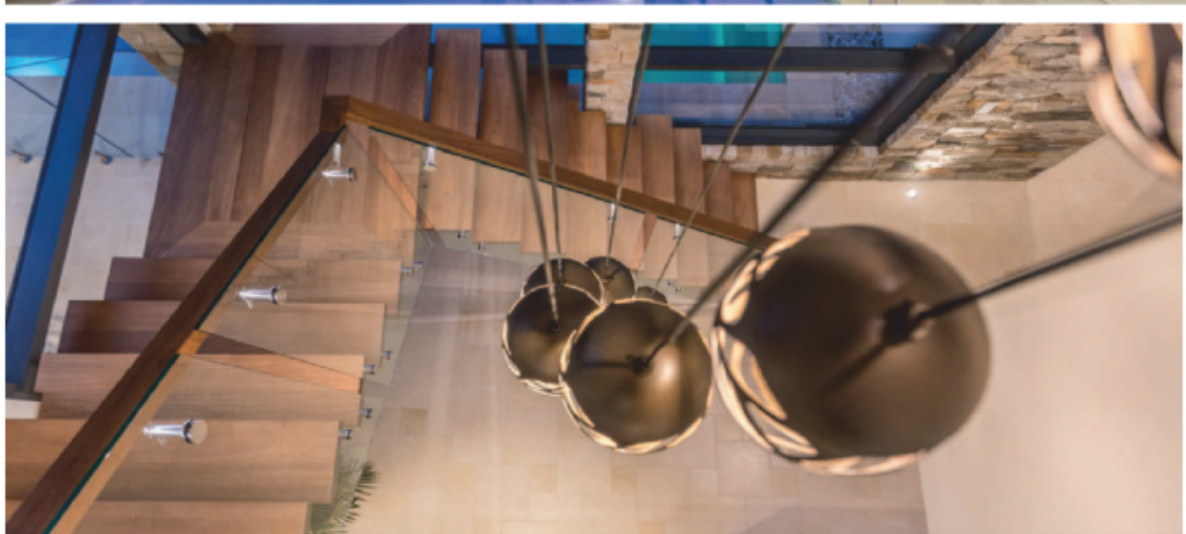






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## KENTUCKY 304 MOUNTAIN COFFS HARBOUR



2019 HIA Northern NSW Housing Awards - Project Home Of The Year Finalist



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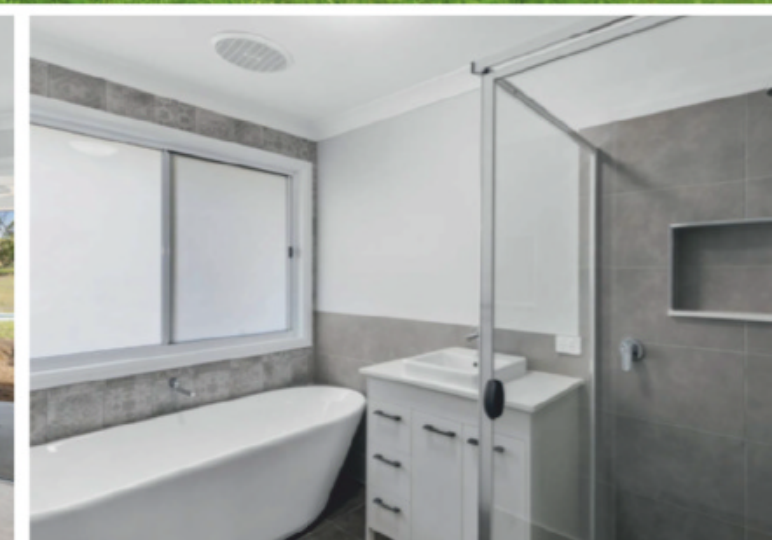
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## CUSTOM DESIGN

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- Medium Kitchen Of The Year Finalist



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Image courtesy of Young Homes



Having decided the time is right to build a new home, the next step is to choose a design. Many project home builders offer online virtual tours of their most popular designs and this is an extremely useful tool but you can't beat the "try it on for size" experience that a visit to a display home affords. We talk to some of this country's leading home builders and garner their advice on how to maximise your visit to a display home and why they recommend the "try before you buy" approach.

A growing number of those building a new home are embarking on a knockdown-rebuild project. This involves demolishing an old, dated or poorly designed home and building in its place a home that maximises the potential of the site and is individually tailored to suit your family's needs. This is often the only way to get your dream home in your dream location. There can be additional challenges building in established suburbs, and extra steps to be taken, so we asked the knockdown-rebuild experts to talk us through what's involved and why the rewards can be considerable.

While visiting a display home is a great way to get a true sense of the space, flow and style of a particular design, and to assess the quality of the build, there are other ways to gather design ideas and find reputable builders. One is to look at the winners of your local and state housing awards. Every year, the Housing Industry Association (HIA) and Master Builders Australia (MBA) conduct regional and state awards, culminating in national awards programs. The winning projects are published on the HIA and MBA websites, giving you an indication of the high calibre of work being produced.

Another is to browse the pages of magazines like *BuildHome* where you can see the homes being designed and built by this country's leading project home builders, custom builders as well as kit and modular home builders.

Enjoy!  
Karen

SHOWCASING THE BEST BUILDERS IN NSW & VIC

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# In with the new

Knocking down an old home and building a new one in its place gives you the family home of your dreams



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## feature | knockdown-rebuild

Up to 45 per cent of Clarendon Homes' designs, including the Fairmont 41, are for the KDR market. [clarendon.com.au](http://clarendon.com.au)



27  
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## feature | knockdown-rebuild

A KDR affords you all the features you need. Pictured, a built-in study nook in the Novera. rawsonhomes.com.au



The Evoke is designed to fit a narrow lot and provide light without compromising your privacy. rawsonhomes.com.au



**Words:** Karen Booth

It's a simple concept. You knock down a dated or rundown dwelling and build in its place a brand new home. Generally speaking, knockdown-rebuild (KDR) projects fall into one of three common scenarios.

The first is knocking down a too-small family home in favour of building something bigger with a better floor plan and all the mod cons — this means you don't have to move from a location you love.

The second is finding an outmoded home on a prime block of land and building a modern family home in its place. The third? Demolishing an old, single-family home in a high-growth area and constructing a duplex, either to live in or as an investment.

“The knockdown-rebuild market is definitely growing,” says Nathan Klein, Sales Manager, McDonald Jones Homes. “New estates and land developments are always popping up but they tend to be on the outskirts of metropolitan areas. For anyone wanting to live closer

to the city, or those who want to increase their property value, KDR is often the best way to go. Knockdown-rebuilds now account for 40–50 per cent of our builds, and this percentage is increasing every year.”

### REAPING THE REWARDS

“Most people looking to do a KDR do so because they love the location they live in, but their home is old and outdated,” says Nathan. “Often the client is deciding whether to renovate or ‘start again’ — a KDR means they can get a new design, new services and new products in their home while still living in the area they love. Others buy rundown homes in desirable areas for the sole purpose of knocking them down and building something new to increase the value of the property.

“As anyone who has a renovated will tell you, the final cost is often much higher than what was originally forecast. This is typically because issues pop up that weren't accounted for such as additional council fees or the



## feature | knockdown-rebuild

discovery of asbestos,” he continues. “We know of some cases where the renovation ended up costing more than \$200,000 than anticipated, which meant the client could have had a new home for that price.

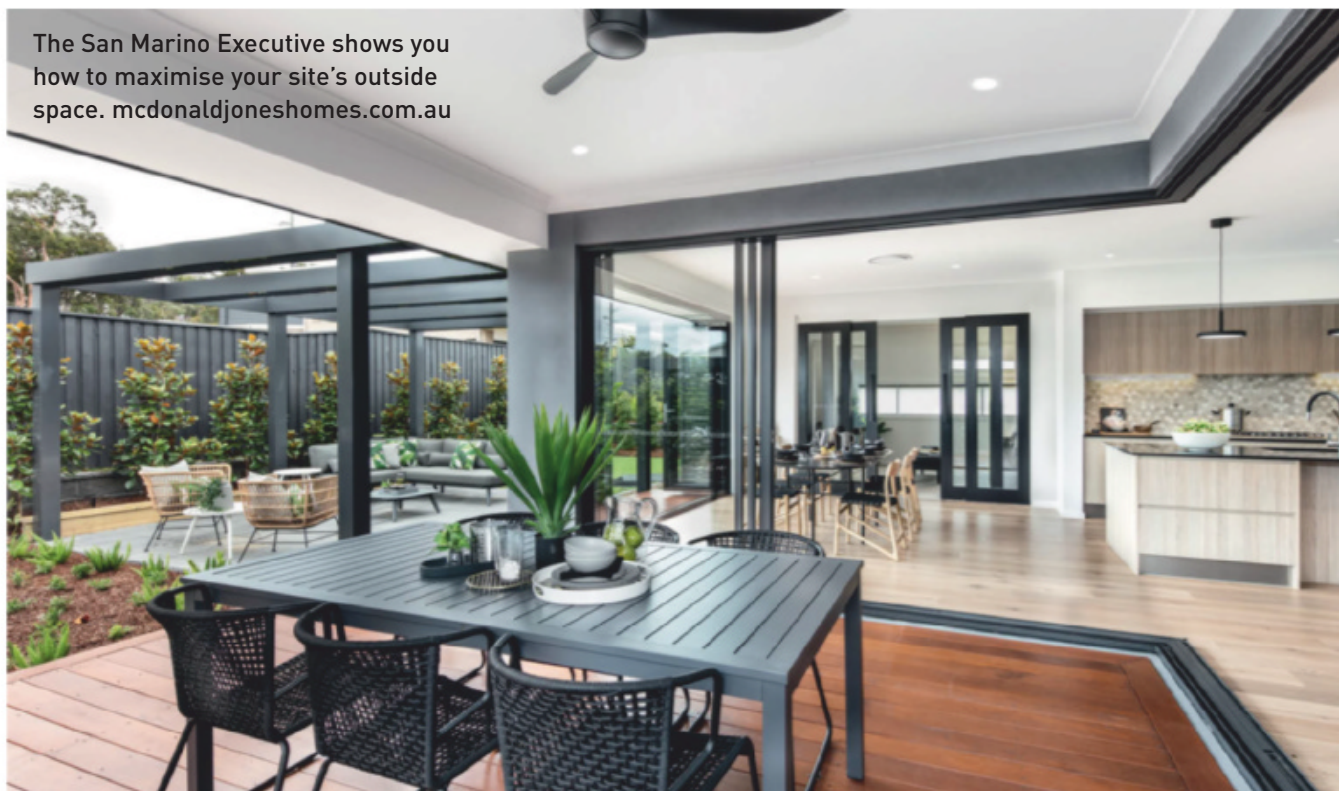
“Also, a new home will have a better re-sale value down the track, simply because it is newer. If you are thinking about renovating, make sure you factor in all the potential costs up front and then compare it to building new — it might cost slightly more to build new in some cases, but it might also mean the home is worth a lot more at the end.”

### CHOOSING A DESIGN

Finding the right design, making decisions about floor plans and finishes, working out what facade will best complement the streetscape ... these are all big questions so we asked Rawson Homes’ Knockdown Rebuild Specialist, Ally Codling, for her expert advice.

“One of the most common things people want from their new home is space,” says Ally. “We often have clients coming in that have been in their family home for seven to 10 years and are looking for a better-sized home offering more space and a more flexible layout. Just as importantly, they want to make better use of their land, optimising their outdoor space, too. This is also the case with clients who have bought a property in their ideal location with the intention of knocking it down and rebuilding. Space maximisation is always a priority.”

Before deciding upon a design, there is much to consider. “I like to bring the process back to basics. How many bedrooms and bathrooms do they need, will they be regularly having guests stay over, will a home office be required, is there a view they want to capture?” says Ally. “From there we can work backwards to choose and refine a design that will meet their individual requirements and work with the size and topography of the site.”



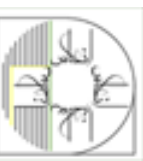
The San Marino Executive shows you how to maximise your site's outside space. [mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)



Open-plan living is the goal of most KDRs. Pictured, the Bordeaux Urban. [mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)



This Brisbane display home, the Hayman 39, shows the kind of master bedroom a KDR can deliver. [porteranddavis.com.au](http://porteranddavis.com.au)





## feature | knockdown-rebuild

### LATEST DESIGN TRENDS

The home designs chosen for KDR projects are diverse, influenced by personal preference and location. Says Ally, “In some areas, especially those near water, Hamptons style homes or those with a coastal vibe are currently popular. In other areas, such as newer suburbs and certain inner-city areas, more contemporary home designs tend to be in favour. If you’re building in an old, established suburb, however, a design with a more traditional facade may be preferred.

“Many of the new homes that are built for a KDR tend to be two storeys to maximise space or, in some cases, capture views, but of late, single-level homes are becoming more popular. Most homes would have at least three but more likely four or more bedrooms — often including a guest bedroom.

“I ask clients if this will be a family home for the next 10 years or more,” continues Ally. “If so, I advise them to build to their family’s needs as in 10 years’ time the market will have changed. “If they will be looking to move or sell the home within, say, the next four years, thinking about the prospective buyer makes sense. For example, including a ground-floor bedroom that can be used for guests, or converted into a home office and a full butler’s pantry would be a good idea as that’s what

people are looking for. They should also focus on things like energy efficiency and good-quality appliances.”

### COMMON CHALLENGES

“It is important to remember that often a KDR requires a few extra hoops to jump through in order to achieve DA approval but the good news is that an experienced KDR builder will be able to ‘hold your hand’ throughout the entire process,” says Nathan. Securing the required approvals and meeting council requirements can take time and money but whether that becomes onerous depends on the council.

“Probably the most common challenge we experience with KDR proposals in older areas is the lack of drainage. Many older homes have inadequate drainage, especially when the land falls to the rear of the block and there are no drainage easements in place,” explains Nathan. “It is important for KDR clients to understand there are often additional site costs required for us to employ an independent hydraulic stormwater engineer to provide us with solutions like an on-site detention pit to satisfy the relevant council requirements.

“Other challenges with KDR projects can be the presence of trees or overhead power lines — the best thing you can do is to talk to your building and design

A rundown 1960s brick abode in Sydney’s North West made way for a modern two-storey home. [hudsonhomes.com.au](http://hudsonhomes.com.au)





## feature | knockdown-rebuild



This custom home in the suburbs of Melbourne shows just what a KDR project could achieve. [saaj.com.au](http://saaj.com.au)



This new KDR in Brisbane's inner-city has delivered an open-plan home ideal for entertaining. [ownithomes.com.au](http://ownithomes.com.au)



A KDR will give you a modern kitchen, such as this stylish example in the Tulloch. [mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)

building and design consultant about these items so that we can allow for these costs in your tender and ensure your pricing is as accurate as possible.”

### WORDS OF ADVICE

“My first piece of advice would be to forget about renovating. It’s more cost-effective to do a KDR,” says David Bourke, Sales and Marketing Manager, Clarendon Homes. “I would then advise people to select a builder that has a reputation as a KDR specialist. The builder needs to have experience in council and Complying Development Certificate requirements and have a local trade base, such as plumbers, it can draw upon.

“To find someone suitable, ask neighbours who have completed a KDR for recommendations and read

*ProductReview*, an independent online platform used by people who have been through the process. Finally, choose a building company that has longevity in the home building industry and offers a Lifetime Structural Warranty on its homes.

“While a KDR can bring great rewards, before diving in you need to consider all the angles, such as where you will live while the new home is being built if you’re building on the site of your old home, the relationship with your neighbours who will no doubt be disturbed while the new home is being constructed, and expensive additional costs, such as stormwater upgrades, which are not uncommon with KDRs,” adds David, “But if you work with a KDR specialist, they can ensure all the bases are covered and properly planned for.”





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We've witnessed the invention of the automobile, the telephone and man's first flight, the coronation of two kings and a queen, incorporation of Qantas and the moon landing. In all that time, one thing has remained constant, our desire to innovate and reinvent to provide solutions for our unique and diverse Australian market.

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feature | display homes

# Take a look around

Display homes bring designs to life, making it easy to work out what will be the best fit for your family and your site

The award-winning Sanford 47, on display at Clyde North, south-east of Melbourne. [porterdavis.com.au](http://porterdavis.com.au)

35  
build home

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## feature | display homes



The Bordeaux Urban can be viewed at HomeWorld Leppington in Sydney's South West. [mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)

**Words:** Karen Booth

Looking at photos of beautifully styled homes in magazines and browsing home builders' online design galleries is an important first step when choosing a home design. It shows you what's on-trend, what kind of inclusions you can have, helps you refine your list of must-haves, and gives you an opportunity to decide what style of home most appeals.

Websites are a valuable resource, no doubt. They provide all the floor plan options for the home designs that take your fancy and in some cases, you can even take a virtual tour of your favourite display homes. However, there is no substitute for walking around a display home and trying it on for size — and the more display homes you visit, the better you'll be able to compare and contrast designs, finishes, floor plans and builders.

“Online resources can assist in narrowing down choices due to the ease in making comparisons across several homes,” says Ann Duong, Allcastle Homes' Marketing Manager. “Websites provide a variety of options to help you refine your search. By plugging in the variables such as size of home, type of design, number of bedrooms and bathrooms, lot width, number of storeys etc, you can come up with a shortlist of display homes. The next step is to go visit those display homes.”



The Emerald 33 is on display at Thornhill Park, a growing outer western suburb of Melbourne. [granvuehomes.com.au](http://granvuehomes.com.au)





### WHY IT MAKES SENSE

There's a long list of reasons why seeing multiple display homes is a great idea. "To begin with, you can look at the inclusions, finishes and fixtures of each home, which helps you to choose the style you like and assess the quality of products used," says Ann. "What's more, walking through a display home gives you a clear understanding of the specifications and floor plan.

"A visit to a display home also gives you direct access to the expert advice and guidance of the on-site consultants, which can be vital in the decision-making process. You can ask questions about upgrades, discuss whether a particular design will suit your block of land and more, but what most people really like is they get to see first-hand the quality of the build and the calibre of the finish."

"Visiting a display home is an exciting opportunity to view some of the best floor plans and designs a builder has to offer," adds Nathan Klein, Sales Manager, McDonald Jones Homes. "Display homes are usually finished in the most on-trend colours and styles, offering a wealth of ideas and inspiration on how you can turn your home into a personality-filled space that reflects the way you and your family live. It also gives you the opportunity to speak to a building and design consultant, which is particularly useful if you are just beginning your home-building journey and need information about house and land packages or which designs are best suited for your block of land."

### PLANNING AHEAD

Choosing a home design is a big deal and although display homes are usually conveniently located in areas where people are looking to build, you'll still need to allocate a chunk of time for travel and then inspecting the homes, so it pays to be prepared.

"Before you start looking at homes, you need to have a list of must-haves and a small wish list of things you'd love to have if budget allows," says Julina Ugarkovic of Buildcraft Constructions. "And of course, you need to establish a budget. While there's no reason you can't look at homes above your price range for ideas and inspiration, it's better to refine your search to what's affordable and then talk to different builders to see what they can do for you. And, if you've already bought your land, bring as much information about the lot as you can, as this will help in any discussions you have with the sales consultants."

Being prepared is vital, agrees David Bourke, Sales and Marketing Manager, Clarendon Homes. "Prepare a shortlist of builders you'd like to visit and a list of your minimum requirements — do you need four bedrooms, two bathrooms, a home theatre, a butler's pantry, an alfresco?" says David. "Also, before you head out, write down your block dimensions and what direction your block faces. Determine if you are on the high-side or low-side of





## feature | display homes

You can explore Allcastle's Crestiview at HomeWorld Leppington in Sydney's South West. [allcastlehomes.com.au](http://allcastlehomes.com.au)



the street and if it's a knockdown-rebuild project you're planning, are there any existing structures, such as a swimming pool, you will need to work around."

### IT TAKES A VILLAGE

If you're planning to visit a display village (featuring homes from multiple builders) or a specific home builder's display centre (where you can see several homes by the same company), how can you best manage your time and get the most from the experience?

"Most people are time poor so be guided by your shortlist. If you're only after a double-storey home, don't look through the single-storeys," advises David. "And only visit the display homes of builders who build where your land is; not all companies build in all areas so be sure to check. Another time-saving tip is to only visit the display homes of builders that are in your price range. To ascertain this, first speak to your finance broker who will let you know what your borrowing capacity is.

"To make a final decision will probably take several visits. We would recommend setting aside a half-day at a minimum for your initial visit to a display village or centre and you might need to visit three or four times to help narrow things down and find the home — and home builder — that best suits your needs and offers the best value for money."

Adds Ann, "The sales consultants are experts at helping you choose the right home to suit your block and lifestyle requirements so allow time to have detailed conversations

Ownit Homes' Hamilton 317 is on display in Upper Kedron, north west of Brisbane. [ownithomes.com.au](http://ownithomes.com.au)





## feature | display homes

This modern detached granny flat is on display at the Parklea Super Centre in Sydney's North West. [clarendon.com.au](http://clarendon.com.au)

On display in Sydney's North West at the Parklea Super Centre, the airy Boston 36. [clarendon.com.au](http://clarendon.com.au)

should you find a home that piques your interest. You should always start with your own shortlist of homes but the consultants may be able to recommend other homes in their range that might match your requirements.”

### CUSTOM BUILDERS

Display homes are not the sole purview of volume home builders. Kit and modular home builders may have single display homes or display centres people can visit and some custom builders will have a display home that showcases their abilities. Custom home builder Buildcraft, for example, has one display home, The Aurora, located in Sydney's burgeoning North West.

“The Aurora is a modern home with a large open floor plan and a good starting point for those still deciding what design suits them best,” explains Julina. “As each of the homes we build are custom, you can have a modification of the display home or a completely new design — you are not limited by a predetermined range of upgrades or extras.

“Of course every home builder will have a set of inclusions that have been allowed for within their starting costs. Depending on the builder, some will offer more luxurious finishes as part of their starting point than others. Our display home, for example, includes almost all of the luxury finishes as part of the initial costings. Clients can then change or add something, which would be reflected in the final price. Ultimately, the choices are endless with a custom builder and the client will dictate what they would like in their home.”

### WHAT'S ON-TREND?

An increasing number of display homes are catering to the growing need for designs that will sit comfortably on a limited-size lot. Says Nathan, “As blocks become smaller and narrower in many land developments, we are finding people want to look at home designs that maximise the space available. This is why our most popular two-storey home is the Tulloch, an amazing home that fits very comfortably on a 250sqm block.”

Display homes that cater to multigenerational living are also very much in demand today. For some this might mean a home with a ground-floor bedroom with ensuite that can be used by adult children or in-laws in need of a little privacy; for others, a granny flat.

“Families are now seeing children staying at home longer, grandparents moving in or overseas visitors coming to stay for a long period of time and many are considering an internal or separate granny flat as the best way to accommodate their ever-changing needs. Clarendon offers detached granny flat options and we have a stunning example available to view at our Parklea Super Centre in Sydney's North West,” says David.

Having found the home that ticks all your boxes, and a builder that offers customisable variations, you can then tailor it according to your personal taste and lifestyle needs. Says David, “A good builder will offer you a range of variations — floor plan changes and redesigns — as well as upgrades and a choice of finishes to ensure the home is the perfect fit for your family.”







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# Simply the best

Every year, the HIA-CSR NSW Housing and Kitchen & Bathroom Awards and the MBA NSW Excellence in Housing Awards showcase the expertise of the state's leading builders and designers. The awards cover the gamut of the residential building arena, from display homes and custom residences to renovations, terraces, townhouses and home units; also kitchens and bathrooms. The winners of the 2019 awards exemplify the highest level of craftsmanship. Here we shine the spotlight on just some of the winners and on the following pages we showcase three winning projects in detail. To see the full complement of winning projects, visit [hia.com.au/awards](http://hia.com.au/awards) and [mbanswasn.au/excellence-state-awards](http://mbanswasn.au/excellence-state-awards)



2019 HIA-CSR NSW Housing and Kitchen & Bathroom Awards, Renovations/ Additions Project of the Year, Toki Construction.



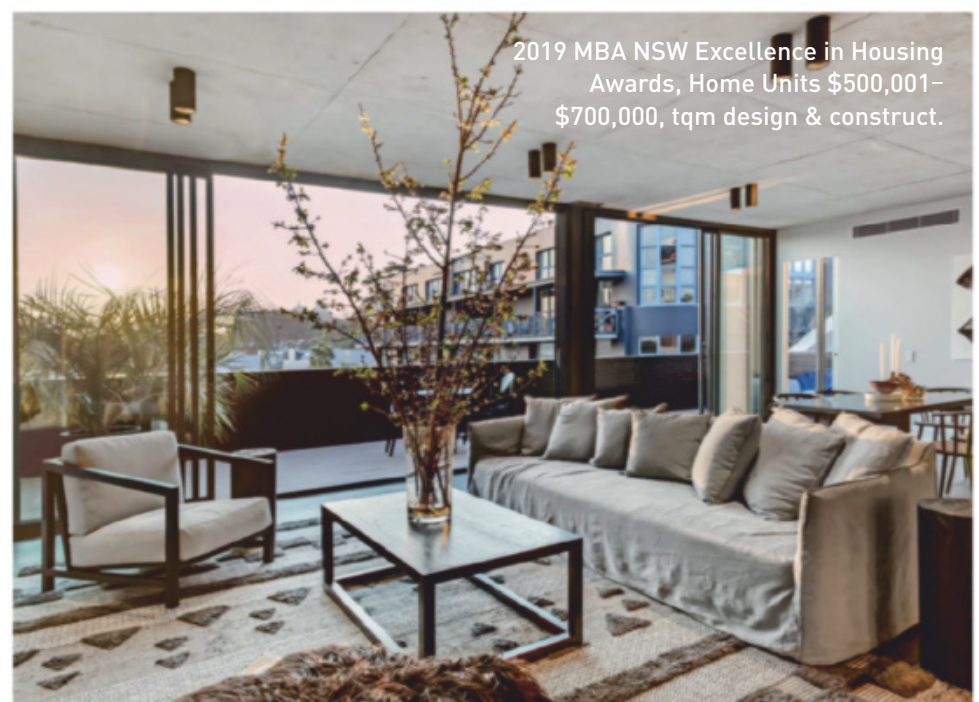
2019 HIA-CSR NSW Housing and Kitchen & Bathroom Awards, Home of the Year, Jeff Towler Building.



2019 MBA NSW Excellence in Housing Awards, Display Homes \$600,001 and Over, Icon Homes.



2019 MBA NSW Excellence in Housing Awards, Master Builder of the Year, Yuncken Builders and Project Managers.



2019 MBA NSW Excellence in Housing Awards, Home Units \$500,001-\$700,000, tqm design & construct.



## feature | housing awards





award winner | sekisui house

# Honouring nature

These meticulously crafted homes offer enhanced liveability



**A** supremely stylish enclave of 38 boutique SHAWOOD terrace homes, Ravenwood is an award-winning development nestled within The Hermitage at Gledswood Hills, a premier 320-hectare masterplanned community set among rolling green hills and scenic open spaces, just 55km from Sydney's CBD.

SHAWOOD by Sekisui House sets new standards for human-centric design, offering a complete lifestyle choice. The striking, natural architecture of these SHAWOOD residences is in harmony with their natural surrounds and each home has been crafted with meticulous attention to detail.

"Yutaka is the Japanese word for richness of experience and is one of the core values of SHAWOOD," says Craig D'Costa, General Manager, The Hermitage and NSW Home Building.

"Ravenwood's contemporary terraces are designed and constructed to align with five key performance elements: health and wellbeing, thermal comfort, acoustic balancing and energy efficiency. This is evident throughout, from the considered placement of windows to capture surrounding views and natural light, to the use of advanced draught control detailing to minimise energy use. It's this performance

that provides enhanced levels of general comfort and liveability that stems from a philosophy honouring nature, quality and longevity, creating timeless homes that function effortlessly."

The unique SHAWOOD construction system uses engineered laminated timber posts and beams which are combined systematically to achieve the exact and most efficient load-bearing design. These structural timbers are inherently strong and capable of spanning wide spaces to deliver internal architectural features synonymous with a SHAWOOD home. All structural timbers are eco-certified, guaranteeing they are sustainably sourced, and are chosen for their superior quality, consistency and longevity.

"Structural components are manufactured in Sekisui House's own Manufacturing and Quality Control Centre



Craig D'Costa,  
General Manager,  
The Hermitage and NSW  
Home Building





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## award winner | sekisui house



in NSW, delivering millimetre-perfect calibration, and are designed to lock together in a structure of extreme accuracy, rigidity and strength. This distinctive offering brings precision to the Australian housing industry and delivers a substantial improvement in quality and reliability,” says Craig.

The distinctive exterior of each SHAWOOD terrace comprises an advanced cavity wall system, allowing the home to breathe, promoting air flow and managing moisture levels. This increased air flow delivers natural cooling during summer and maintains stable comfort all year round.

Combining form and function, the overall design of the homes speaks of contemporary living. There is an organic sense of consideration, efficient and thoughtful spatial design, and intelligent function.

Spanning across two stories, double-height voids emphasise natural light while integrated living spaces and functional design create effortless connectivity with

landscape zones. These technologically advanced homes deliver the best day-to-day living experience.

All SHAWOOD terraces feature floor plans that are intuitive, premium appointments, Fisher & Paykel kitchen appliances, neutral internal and external colour palettes as well as lush landscaped garden spaces.

Craig goes on to comment, “Sekisui House is proud to announce the latest release of terraces is now available at The Hermitage, Gledswood Hills. Donohue’s View Parkside Terraces is an idyllic collection of tranquil designer homes embraced by neighbouring six-hectare Gledswood Hills Reserve while conveniently within walking distance to the brand new primary school and Gledswood Village, a proposed boutique retail and entertainment precinct. Priced from just \$651,000 these three- and four-bedroom contemporary terraces are immaculately crafted and showcase all the unique innovations synonymous with SHAWOOD’s award-winning pedigree.”

### The facts

**Location of project:** Ravenwood, Fairbank Drive, Gledswood Hills NSW 2557

**Time taken to build:** 12 months

**Year completed:** 2018

**Awards:** 2019 HIA-CSR NSW Housing and Kitchen & Bathroom Awards, Townhouse/Villa Development over 10 Dwellings (winner); 2019 HIA-CSR Australian Housing Awards, Townhouse/Villa Development over 10 Dwellings (finalist)

### The figures

**Size of each terrace:** 182–273sqm

**Bedrooms:** 3–4

**Bathrooms:** 3

**Floors:** 2

### The details

**SEKISUI HOUSE AUSTRALIA PTY LTD**

**Address:** Ground Floor, 68 Waterloo Road, Macquarie Park, NSW 2113

**Phone:** 1800 113 943

**Website:** sekisuihouse.com.au







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# SHAWOOD

BY SEKISUI HOUSE

## Distinctively Intelligent Homes

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The craftsmanship of a SHAWOOD home can be felt in every join and every finishing touch. The care and attention invested into each home isn't just about the precise and detailed construction – the quality of life that an owner experiences is just as important. Sekisui House's Japanese heritage permeates the design principles of SHAWOOD, giving each dwelling an organic sense of consideration, space and intelligent function.

Since 1960, Sekisui House has built over 2.4 million homes for families around the world, each designed with people at its heart. We pioneer new innovations designed to meet the changing needs of people, communities and the environment.

Visit our Sales Information Centre on Fairbank Drive  
(off Camden Valley Way), Gledswood Hills or call 1800 113 943

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award winner | trend connection homes

# This is the life

Expertly designed and built, this home has an open, easy flow



**W**hen designing the Piper 27, Trend Connection Homes wanted to ensure it catered to the way the modern family lives today, but also how they will be living as the children grow and their lifestyle needs change. Offering restful spaces and an open, easy-flowing floor plan, the home has multiple living areas that are perfect for a growing family.

The Piper 27 also makes a strong first impression. “Walking through the 1200mm front door, you are immediately enveloped by a feeling of warmth and a sense of calm due to the timber-look floor tiles and classic striped wallpaper that continues through to the living area,” says Joanne Zomaya, Trend Connection’s Interior Decorator.

“The front of the home offers a private bedroom for the parents, with a large walk-in robe with an abundance of storage and an ensuite equipped with his-and-hers vanities. As you walk down the hallway, you are greeted by a family room to your left and a powder room to your right. At the end of the hallway, the home opens up to the entertainment hub, coupled with an alfresco and a separate room for the kids that is visible from the kitchen,” she continues.

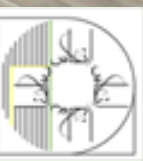


Photography: Sabo Media





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The kitchen in the Piper 27, on display in Spring Farm, a growing new suburb in Sydney’s Macarthur region, showcases a selection of affordable upgrade options, yet it is the abundance of storage and bench space that garners most attention. This emphasis on space extends to the butler’s pantry, walk-in pantry and laundry.

The children’s play room features a study nook, complete with shutters that close off the view of the kitchen for those times when that extra bit of privacy is needed, and is easily accessed by three great-sized bedrooms. The main bathroom features a freestanding bath for a luxurious touch and on-trend penny round floor tiles.

From inside to out this home, designed for a minimum lot width of 15m, makes an indelible impression. The facade is eye-catching and designed to add street appeal. It features four key elements to bring it to life: metallic brickwork, cladding, render and a Colorbond roof.

“The Piper 27 has quickly become a favourite among our clients and we are proud of the home being recognised by the judges of the 2019 HIA-CSR NSW Housing and Kitchen & Bathroom Awards,” says Joanne. “We were very pleased to win the Regional Display Home up to \$300,000 category, proving you can have a well-designed, well-built home with all the luxuries you want for an affordable price.”

### The facts

**Location of home:** Evergreen Display Village,  
23 Redcap Street, Spring Farm NSW 2570  
**Name of design:** Piper 27  
**Time taken to build:** 6 months  
**Year completed:** 2019  
**Award:** 2019 HIA-CSR NSW Housing and  
Kitchen & Bathroom Awards, Regional  
Display Home up to \$300,000

### The figures

**Size of home:** 257.15sqm  
**Size of land:** 450sqm  
**Bedrooms:** 4  
**Bathrooms:** 2.5  
**Floors:** 1

### The details

**TREND CONNECTION HOMES**  
**Address:** Unit 1, 46 Dunn Road,  
Smeaton Grange NSW 2567  
**Phone:** 02 4648 4244  
**Website:** trendconnection.com.au





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# TREND CONNECTION

## HOMES

### QUALITY, VALUE, HONESTY & DEDICATION

To truly get to know Trend Connection Homes, we'd like to let you know why we love what we do. To us, a home is so much more than bricks and mortar. It is the foundation that allows you to build your dreams and aspirations. It is the beginning and end to each day. It is where you laugh, cry, love and make memories that will last a lifetime. Home is a reassuring place where you can truly be yourself and return to each day with a smile. To be a part of your home building journey is what keeps us doing what we do. When you choose to build with Trend Connection Homes, you're choosing quality, value, honesty and dedication.

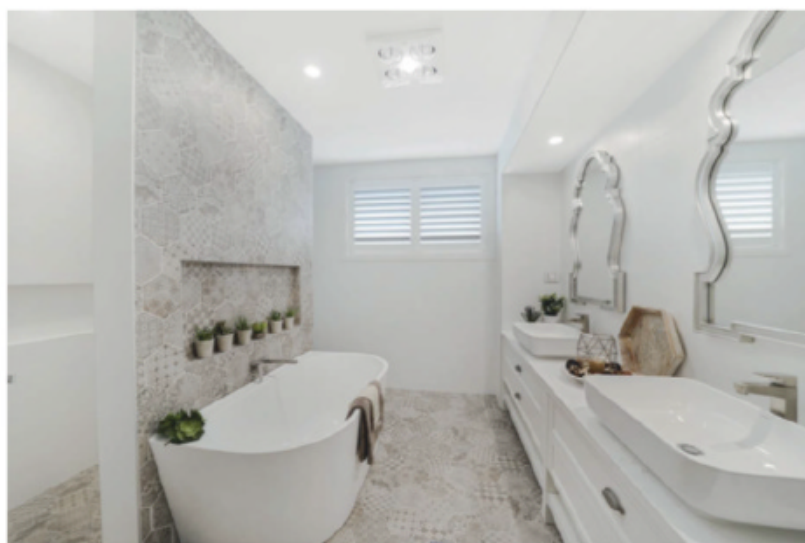
Constructing approximately 200 homes annually, Trend Connection Homes prides itself on the quality of homes produced and the level of dedication to all clients. From the friendly sales staff to the knowledgeable and dedicated supervisors, we are a builder of integrity, with customer satisfaction at the heart of everything we do.

#### ORAN PARK DISPLAY HOME

Corner Sargent  
& Winterbottom Street,  
Oran Park NSW 2570

#### SPRING FARM DISPLAY HOMES

23 Redcap Street,  
Spring Farm NSW 2570  
25 Redcap Street,  
Spring Farm NSW 2570



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award winner | beechwood homes

# Space for all

A home ideally suited to family living and narrow-width lots



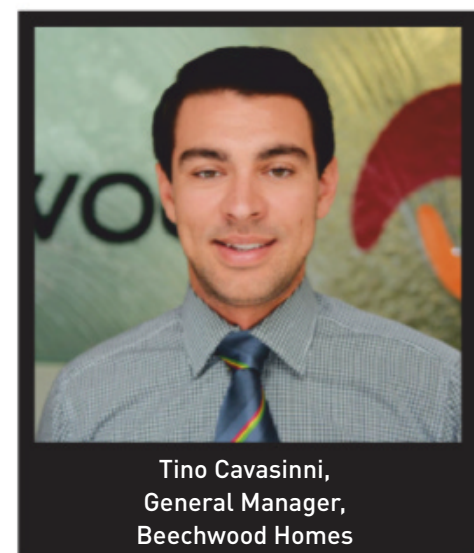
**T**he Prosecco Four 34 from Beechwood Homes is compact in width, but grand in scale. This new two-storey design features four spacious bedrooms and three living areas, providing ample private and communal space for the family.

Displayed on a narrow 12.5m-wide lot at HomeWorld Warnervale on the NSW's Central Coast, this home was built to a zero boundary adjoining the double garage and kitchen side walls. With an overall width of 11.07m, it is plain to see that the Prosecco Four 34 is just what you need when space is at a premium.

The in-house design team at Beechwood Homes has put great thought into the interior layout and inclusions, and the chef's kitchen is a prime example. "The superb kitchen is accompanied by an abundance of bench space, cupboards and an island bench which blends into the family and meals area,"

says Tino Cavasinni, General Manager, Beechwood Homes.

"With its full-size double stacker doors and immense Grand Terrazza located off the substantial downstairs living and meals area, the Prosecco Four 34 seamlessly fuses indoor and outdoor living," he adds. "This striking and spacious alfresco gives you the option to simply lounge about and watch the outdoor telly or cook a meal on the outdoor kitchen and then dine in comfort with family and friends."



Tino Cavasinni,  
General Manager,  
Beechwood Homes





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## award winner | beechwood homes



The downstairs split-level, five-step design, which starts with 2400mm ceilings at the entry and continues through to a 3200mm ceiling height at the lower level, gives the home real wow factor. To create interest, the kitchen boasts a dropped ceiling, giving variety to the expansive 3200mm ceiling space.

Another special feature is the private theatre room ‘hidden’ away at the front of the house. This means those using it can crank up the sound without bothering the rest of the family.

“All of the four upstairs bedrooms are much larger than average,” continues Tino. “The master is fit for a king, by which we mean a king-size bed, and includes a generous

walk-in robe and ensuite. The three other bedrooms offer room for queen-size beds and boast built-in robes. The upstairs living area is complemented by a balcony where you can sit and watch the world go by.”

Beechwood Homes won Best Display Home – \$350,000 to \$400,000 in the keenly contested 2019 MBA NSW Excellence in Housing Awards for the stylish, two-storey Prosecco Four 34. Says Tino, “Beechwood Homes is proud to be a winner of such a prestigious and recognised industry award. We don’t build homes to win awards, but it is great recognition for the team when we do.”

### The facts

**Location of home:** HomeWorld Warnervale,  
15 Scarlett Close, Hamlyn Terrace NSW 2259

**Name of design:** Prosecco Four 34

**Time taken to build:** 6 months

**Year completed:** 2018

**Award:** 2019 MBA NSW Excellence in  
Housing Awards, Best Display Home  
– \$350,000 to \$400,000

### The figures

**Size of home:** 334.3sqm

**Size of land:** 375sqm

**Bedrooms:** 4

**Bathrooms:** 2.5

**Floors:** 2

### The details

**Beechwood Homes**

**Address:** Unit 2, 25–27 Redfern Street,  
Wetherill Park NSW 2164

**Phone:** 02 9616 0999

**Website:** beechwoodhomes.com.au





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# Beechwood's Award

Prosecco Four 34



4



2



1



2



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**MBA NSW**

\$350.001 -



**HIA Hunter**

Under

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Under



\$300.001 -



\$400.001 -



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**HIA Hunter**

\$300.001 -

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# Winning Designs



Asti Three 24



3



2



1



2



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HomeWorld Marsden Park

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Image courtesy of Allcastle Homes

# Display homes

It is often difficult to know just where to start when building a new home. There are so many options out there in terms of design and layout it can be hard to visualise what will work best for your family. Display homes help you see the options in real life and get a good feel for what you like and what is possible. The

creation of display villages has made viewing a broad selection of homes incredibly easy. Not only that, most project home builders now allow for a wide range of customisation so once you have chosen the design you really like, you can select the floor plan and inclusions that will best suit your individual needs and lifestyle.





# Endless allure

Blending the charm of The Hamptons with more than a dash of glamour, this chic home has a look that will never date



**F**ondly referred to by the folks at Rosewood Homes as their “Glamptons” design, the Liana is a stylish Hamptons-inspired residence for those who want a little luxury in their lives. The spacious open-plan design and abundance of bedrooms and living space make the Liana as well suited to the growing executive family as it is to those upgrading to their second home.

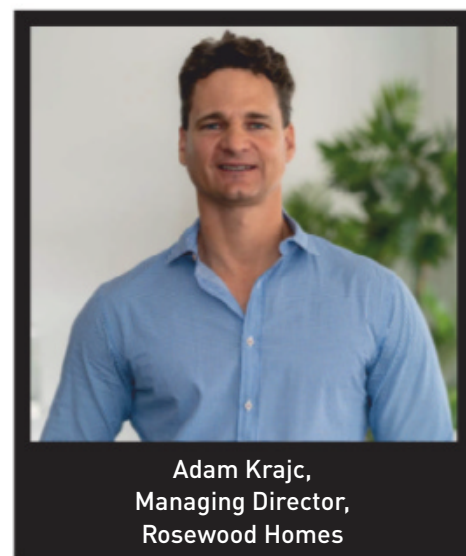
The flexible floor plan also caters to what is an increasing trend, namely, having adult offspring living at home longer or having grandparents live in.

“Separate living areas, lavish bedrooms, a chic gourmet kitchen with butler’s pantry, an effortless indoor-outdoor transition, plenty of storage and a generous garage capable of accommodating the largest of family cars mark the Liana as the most family-friendly of homes,” says Adam Krajc, Managing Director, Rosewood Homes. Add to this

hardwearing, long-lasting finishes that don’t compromise on style and you have a home that is as practical as it is classy.

“First impressions count, and from the moment you walk through the front door and find yourself in the large entry foyer with its soaring 5m-high void, spectacular pendant light and Hamptons-style feature wall panelling, you are struck by a sense of grandeur that sets the tone for the rest of the elegant two-storey residence.”

From the foyer, glass-panelled double doors provide



Adam Krajc,  
Managing Director,  
Rosewood Homes





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**EXPERT TIP:** Suited to all settings, the Hamptons style is timeless, elegant and classic, so this is the look to choose if you want a welcoming home that will age gracefully.

entry to the guest room on one side, the study on the other. Moving beyond the access corridor, the rear living area opens up to reveal a chef’s kitchen and huge dining and lounge rooms that connect to an alfresco area that runs almost the full width of the home. Thanks to two triplepanelled stacking glass sliding doors, the connection between interior and exterior spaces is seamless.

Adds Adam, “The well-positioned home theatre is separated from the ground-floor living areas by more glass-panelled double doors, which can be left open to expand the entertaining hub of the home as needed. When entertaining, it’s the kitchen that claims centre stage. This magnificent area features premium appliances and is the height of Hamptons chic, from the Shaker-style doors and panels to the elegant marble-look Smartstone benchtops.

“The Hamptons-inspired staircase, which is accessed from the living area, features stained black hardwood treads and handrails which contrast with the painted white risers and balusters. The side of the staircase is accentuated with feature panelling to match the entry foyer walls. At the top of the stairs, the library and sitting room provide an alternative living area to the ground-floor options. Four spacious bedrooms, including the master suite which has a private balcony, complete the first floor.”

The Hamptons facade is just as impressive. It features stately columns, a wraparound verandah and an upstairs balcony. Crisp white corbels frame the windows and garage door as well as the dark-hued stone at the base of the home. The use of weatherboard-style cladding and a gabled roof further enhance the timeless Hamptons aesthetic.

The facts

**Location of home:** 80 Arnold Avenue,  
Kellyville NSW 2155  
(inspection by appointment)  
**Name of design:** Liana 61  
**Time taken to build:** 9 months  
**Year completed:** 2018

The figures

**Size of home:** 569.36sqm  
**Size of land:** 700sqm  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Floors:** 2

The details

**ROSEWOOD HOMES**  
**Address:** Unit 42, 5 Anella Avenue,  
Castle Hill NSW 2154  
**Phone:** 02 9680 2622  
**Website:** rosewoodhomes.com.au





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# Classic yet casual

This multigenerational Hamptons home was designed for modern living yet retains all the traditional hallmarks



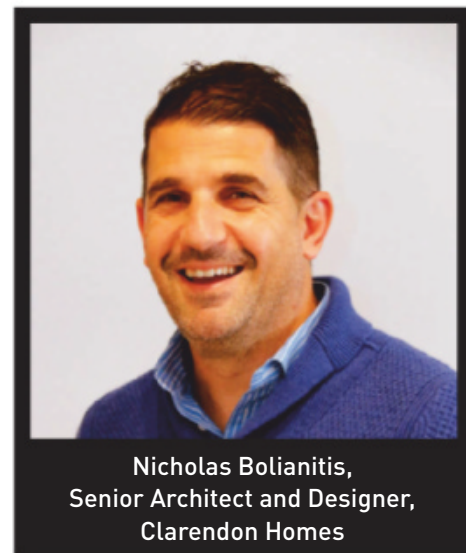
**W**ith its cosy home theatre, family room featuring a Tuscan limestone fireplace, chef's kitchen and grand alfresco, Clarendon's Boston 42 is aimed squarely at families who like to live comfortably and entertain frequently. More than that, it's geared towards multigenerational living.

"This well-proportioned home is a multigenerational home perfectly configured for a family-friendly lifestyle and extended family living — in fact, it offers the ultimate in spacious living, which extends to the large alfresco and deck zones offering boundless space for casual family entertaining," says Nicholas Bolianitis, Senior Architect and Designer, Clarendon Homes

"This five-bedroom home also provides accommodation for in-laws or older children still living at home as well

as the opportunity for a home office, but our Boston 42 display in Sylvania offers even more — a two-bedroom granny flat that is every bit as stylish as the main home. The granny flat features a substantial open-plan kitchen which flows onto the meals and living zones and then effortlessly out to a large outdoor deck."

"Starting with the entry foyer, this Hamptons-style home makes the best possible first impression," adds Carolyn Piggott, Clarendon Homes' Group Interior Design



Nicholas Bolianitis,  
Senior Architect and Designer,  
Clarendon Homes

Photography: Interiors - Maree Homer



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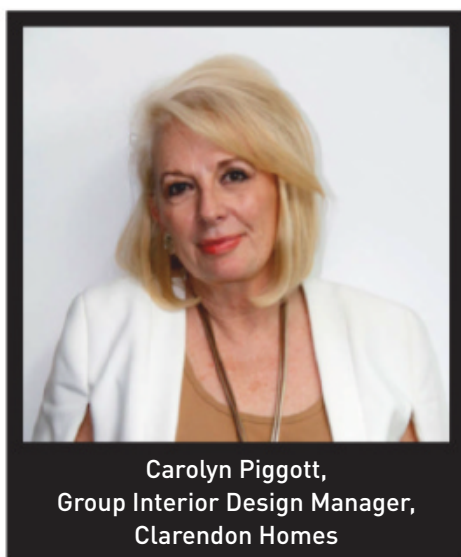




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Carolyn Piggott,  
Group Interior Design Manager,  
Clarendon Homes

Manager. “Step inside and you’re struck by the sympathetic but edgy approach to timber, including V-Joint wall panelling and a grand Hamptons staircase with ebony-stained treads, a well-shaped handrail and balustrade, and white tread risers.

“The chair rails, coffered ceilings and wall scone lighting also catch the eye. These are classic elements that complement the carefully blended mix of subtle, low-maintenance finishes, such as the herringbone timber-look floor tiles stretching from the porch through the home to the grand alfresco.”

The classic white kitchen is the heart of the home. Says Carolyn, “The centrepiece is the island bench topped in Quantum Quartz White Swirl. Suspended over the island bench, statement highlight drop pendants set the scene for this elegant gourmet kitchen. The Polytec Oberon cabinetry with panelled clear-glazed doors and the white gloss brick-pattern splashback tiles complement the benchtop and flow through to the butler’s pantry and walk-in pantry.”

In the bathrooms, ceramic floor tiles and stone vanity tops keep the look light and fresh with black tapware and accessories adding a subtle touch of sophistication. To reinforce the Hamptons look, traditional white shutters with exposed tilt rods cover all windows.

The bedrooms are generous and well-appointed. The master bedroom is luxury personified with his-and-hers robes plus a third robe for additional storage and hanging space. There’s also an opulent ensuite with a freestanding bath. The master is located upstairs along with three other





**EXPERT TIP:** When multigenerational living is a priority, the best solution can be to add a granny flat to allow family members maximum privacy and ample independence.

bedrooms and a children’s leisure room. For privacy, the remaining bedroom is on the ground floor.

Of the exterior, Nicholas says, “The Hamptons facade is awash with white and lends itself particularly well to coastal landscapes. Contemporary low-maintenance cladding and render takes the place of traditional timber weatherboards and is complemented by piers clad in

sandstone tiles. This casual coastal look is reinforced by the louvred circular vents to the first floor.

“In short,” concludes Nicholas, “the Boston 42, both inside and out, is a home of timeless appeal thanks to its classic yet casual Hamptons style. It’s a home designed for easy living and entertaining and is perfect for extended family living — especially if you add a granny flat.”

### The facts

**Location of home:** Princes Highway,  
Sylvania NSW 2224  
**Name of design:** Boston 42  
with Hamptons facade and granny flat  
**Time taken to build:** 6 months  
**Year completed:** 2020

### The figures

**Size of main home:** 447.39sqm  
**Size of granny flat:** 60sqm  
**Size of land:** 902sqm  
**Bedrooms (main home):** 4  
**Bedrooms (granny flat):** 2  
**Bathrooms (main home):** 3  
**Bathrooms (granny flat):** 1  
**Floors (main home):** 2  
**Floors (granny flat):** 1

### The details

**CLARENDON HOMES**  
**Phone:** 13 63 93  
**Website:** clarendon.com.au/nsw

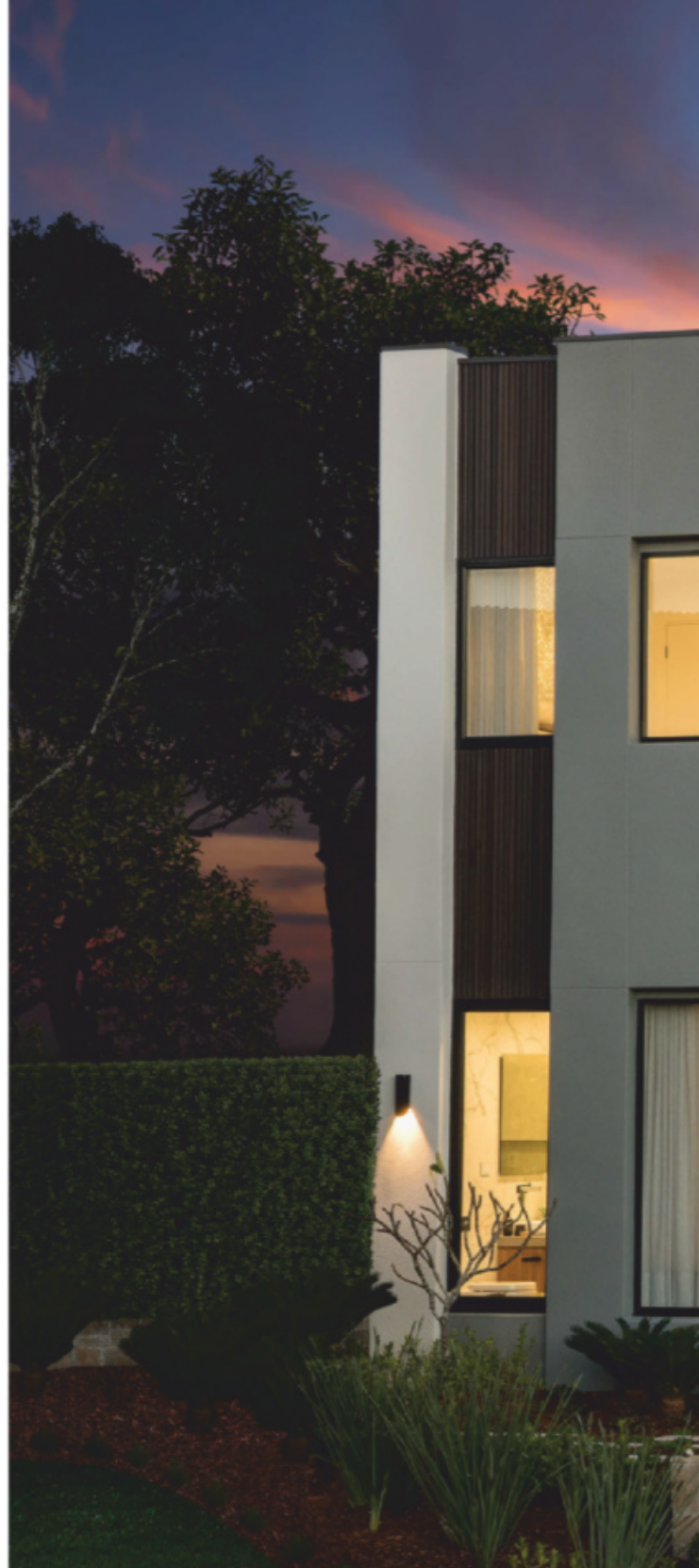


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# A home for life

With its laid-back coastal vibe and well-considered design, this award-winning single-storey home ticks all the boxes



Offering luxury at every turn, the Miami 16 provides everything today's family needs — all across a single level. The generously proportioned Miami is part of the McDonald Jones Homes' Stuart Everitt Portfolio and its unique design sets it apart from the rest.

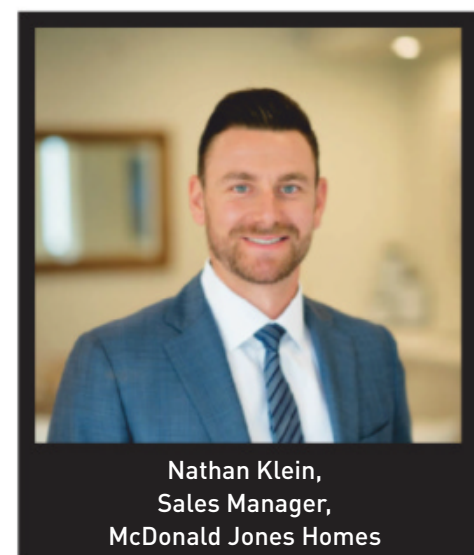
"The home boasts multiple open-plan living spaces which are located at the rear where they flow into the alfresco cabana establishing an effortless connection between interior and exterior spaces," says Nathan Klein, Sales Manager, McDonald Jones Homes. "The master suite is also located at the rear of the residence. This keeps the parents' personal space separate from the children's bedroom wing so they can enjoy some peace and privacy.

"The children's zone is located at the front and side of the home and includes a cleverly positioned children's activity room and separate study nook. The separation between the activity room and study area was essential to provide

more space for family living and to encourage additional natural light into the home."

Perfect for family movie marathons and game days, the Miami 16 also has a generous home theatre with a coffered ceiling and architectural windows, which give the space a relaxed feel and create a comfortable environment in which to happily while away the hours.

"The well-appointed, all-white gourmet kitchen, which adjoins the rear living and dining areas, is the heart of the home," continues Nathan. "It includes a butler's pantry, an island bench for prep work and casual meals, and



Nathan Klein,  
Sales Manager,  
McDonald Jones Homes

Photography: Phil Winterton





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**EXPERT TIP:** Look for intelligently designed, flexible areas. Your home needs to respond to your lifestyle today as well as your family's evolving needs in the years to come.

high-quality appliances and finishes. From the satin-finish Laminex cabinetry to the Starfire glass splashback in the kitchen and butler's pantry, the look is sleek, modern and luxurious.

"This sense of luxury extends to the lavish master suite. Offering a resort-style sanctuary for mum and dad, the suite features a walk-in robe and comfortable ensuite, is bathed in natural light, and has direct access to a private outdoor living and relaxation zone for when parents want a little time to themselves."

The home's coastal-inspired interior, designed around a palette of brown, white and beige, is warm and welcoming — and the materials used are of the highest quality. There is Hermitage Oak timber flooring in the main living areas

and Cavalier Kennedy wool carpeting in the bedrooms, the latter a sandy-looking blend of white and beige.

The modern exterior of the Miami 16 has masses of street appeal. Featuring bricks in the same shade of brown as the timber floors inside the home, along with render and linear boards painted in contrasting beach-inspired neutral tones, the look is natural and timeless.

Concludes Nathan, "As with all McDonald Jones' homes, the Miami 16 has a variety of elements that can be customised. To begin with, there is a split-level option, which means it is able to fit a variety of blocks. You also have a choice of different bathroom, ensuite and kitchen layouts, enabling you to tailor the design to suit your precise needs, both now and in the future as your family grows."

#### The facts

**Location of home:** HomeWorld Leppington, Coral Circuit, Leppington NSW 2171

**Name of design:** Miami 16 with Cascade D facade

**Time taken to build:** 7 months

**Year completed:** 2018

**Award:** 2017 MBA NSW Excellence in Housing Awards, Exhibition/Project Homes \$300,001–\$350,000

#### The figures

**Size of home:** 283.69sqm

**Bedrooms:** 4

**Bathrooms:** 2.5

**Floors:** 1

#### The details

**MCDONALD JONES HOMES**

**Address:** Level 4, 62 Norwest Boulevard, Norwest NSW 2153

**Phone:** 1300 555 382

**Website:** mcdonaldjoneshomes.com.au





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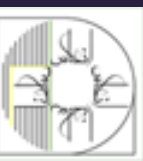
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# Family favourite

If affordable luxury is your goal, this family-friendly home offers all the creature comforts and maximum liveability



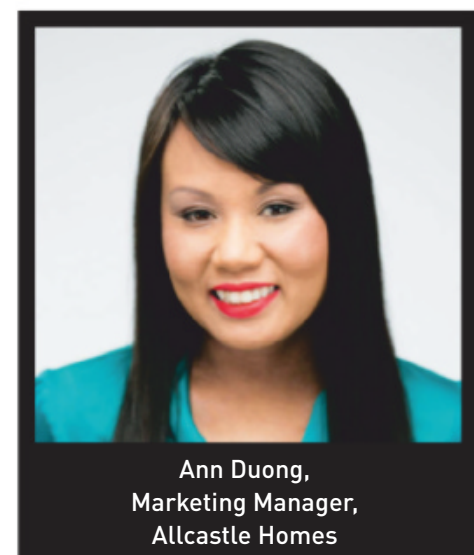
**A**daptability and affordability are high on the agenda for most families looking to build a new home and the Big Bannaby 33 from Allcastle Homes fits the bill perfectly. It is suitable for first home buyers planning to expand their family, those downsizing from a larger home and anyone looking to upsize, given the home has the option to upgrade to nine bedrooms.

Explains Ann Duong, Allcastle Homes' Marketing Manager, "When designing the Big Bannaby 33, the goal was to create a large, quality two-storey home that would easily cater for a family's every need. As part of that, flexibility was a priority."

The floor plan is incredibly well thought out, delivering a stylish home full of light and space. "This is a home with a real sense of space, from the generous upper living area to the open-plan kitchen and large family room which is

the hub of the home," says Ann. "Then there's the front lounge area that is bathed in natural light and a playroom that opens onto the inviting alfresco at the rear."

The light and airy bedrooms provide just the right mix of functionality and luxury. In addition, the secondary bedrooms feature built-in robes while the master bedroom has a walk-in robe and a beautifully designed ensuite, offering a hotel-style experience. Just as much care and thought went into the design of the main bathroom (which has a separate toilet),



Ann Duong,  
Marketing Manager,  
Allcastle Homes

Photography: Fiona Susanto





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**EXPERT TIP:** Whether you're planning to start a family, upsize or downsize, look for a flexible design to ensure the built home perfectly matches your family's lifestyle.

master ensuite and powder room. Each features moulded porcelain vanity tops and tiled floors.

The galley kitchen is ideal for cooking family meals or catering for a party. For the benchtops, Allcastle Homes chose Smartstone quartz; for the splashback, ceramic tiles. On-trend Hamptons-style Shaker panel doors add an attractive element while the kitchen appliances boast a stylish stainless steel finish.

The flooring in the kitchen and throughout the ground floor is of timber laminate, which adds visual warmth and provides the perfect base for the Hamptons-inspired interior decorating scheme in this display home, available for viewing at HomeWorld Marsden Park in Sydney's North West. Creating an aura of timeless elegance, the interior is styled in a Hamptons palette of whites, taupes and blues.

Every element of this home was meticulously considered,

from the study nook in the living area to the stacker doors that can be folded back to maximise the indoor-outdoor connection to the alfresco. This eye for detail extended to the Hamptons facade, which features white panel cladding, elegant square columns and plantation shutters.

The Big Bannaby 33 is very quickly becoming one of Allcastle Homes' most popular designs and part of the reason is the range of customisable elements. "You have a number of options," explains Ann. "You can have between four and nine bedrooms and two to four bathrooms, and we offer up to 14 facade designs so you can find something to suit your personal style."

"With the Big Bannaby 33, which is part of Allcastle Homes' Select Collection, you get exceptional value and flexibility — and you get a luxury family home built by a proudly Australian-owned and -operated family company."

#### The facts

**Location of home:**

HomeWorld Marsden Park,  
3 Donald Street, Marsden Park NSW 2765

**Name of design:** Big Bannaby 33

with Hamptons facade

**Year completed:** 2019

#### The figures

**Size of home:** 306.57sqm

**Bedrooms:** 4-9

**Bathrooms:** 2-4

**Floors:** 2

#### The details

**ALLCASTLE HOMES**

**Phone:** 1300 255 999

**Website:** allcastlehomes.com.au





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# The future is here

Representing the intersection of style and technology, this new zero net home leads the way in economical sustainable living



**Y**ou may have heard the term net zero, but what does that actually mean and why is it something to which we should aspire? Well, take a look at the Avora 34 — NSW's first net zero display home — and all will be revealed.

“Of contemporary coastal design and suited to young families, the Avora 34 offers open-plan living, family-sized rooms, a parents’ retreat and, most importantly, sustainable living. This is a net zero home — one that is the perfect combination of style and sustainability,” explains Adam Crawford, Director, Icon Homes.

“Located in Sydney’s Northern Beaches, the Warriewood display home takes style inspiration from the city, coast and nature to create the ultimate Australian home. Not only aesthetically stunning and functional for relaxed coastal living, the home is revolutionary in its use of technology to reduce carbon emissions and provide the opportunity for a net zero electricity bill. This basically means achieving a balance between emissions produced and emissions taken out

of the atmosphere during day-to-day use.”

To reduce carbon emissions, a Bristle solar system was installed. This works to convert solar energy into electricity that can be used throughout the home. There are 26 solar panels installed on top of the roof, acting like a mini-power plant, which can generate enough energy to offset the electricity consumed by the house, making it a zero net home. Given the home has a flat roof, the solar panels are positioned so they can’t be seen from street level.

“In addition to the solar system, the Avora features the Bristle Sonnen battery, which optimises the performance



Adam Crawford,  
Director,  
Icon Homes







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**EXPERT TIP:** If you want to live more sustainably while drastically reducing, perhaps even eliminating, your energy bills, then consider a solar-powered net zero home.

of the solar management system by storing energy to use in peak periods to reduce electrical energy costs,” adds Adam. “The world-leading intelligent energy storage system minimises the impact of increasing energy costs, providing the opportunity to reduce or even eliminate electricity bills. With its superior monitoring technology, the battery learns energy usage patterns to optimise power provision at key times of the day.”

The home, which has a NatHERS Star Rating of 5.1, also boasts a host of other eco-friendly inclusions. There is extensive insulation to external walls, ceilings and the roof. The showerheads have a 3 Star rating, the tapware and WC 4 Star, and the gas hot water system 6 Star.

Other measures include cross flow ventilation to reduce the use of air conditioning. This is achieved by balconies to both the east and west facades, and louvres and sliding

windows on the north and south facades. For maximum water efficiency, there is a 3000-litre rainwater tank under the driveway and a grey water system.

As much care was invested in the style of the house. A stroll around the home reveals the feature staircase with its site-fabricated structural-steel mono stringer design, custom treads and glass balustrade with stainless capping rail. Other design features include rounded coffered ceilings and the master ensuite feature wall clad in Kerlite Calacutta Silk stone.

“The Avora 34 demonstrates an incredible intersection of style and revolutionary technology, signifying a shift in the future of construction through its net zero energy rating,” says Adam. “The growing need for sustainable living has inspired innovative new construction methods that are not only eco-friendly, they offer sizeable savings on power costs without any sacrifice of style.”

### The facts

**Location of home:** 204 Garden Street,  
Warriewood 2102

**Name of design:** Avora 34

**Time taken to build:** 7 months

**Year completed:** 2019

### The figures

**Size of home:** 303sqm

**Size of land:** 314.6sqm

**Bedrooms:** 4

**Bathrooms:** 2.5

**Floors:** 2

### The details

**ICON HOMES**

**Address:** Suite 5.22, 32 Delhi Road,  
North Ryde NSW 2113

**Phone:** 1800 MY ICON

**Website:** iconhomes.com.au



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89  
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# Custom-built homes

For future homeowners who know exactly what they want, there really is no substitute for a custom-built abode. Finding a reputable builder is the first, and perhaps most important, step on the journey towards creating your dream home — one designed with your lifestyle needs, sense of style and location in mind.

A custom builder will guide you through every stage, from design to construction, and will work towards turning your dreams into reality. To streamline the process, a custom builder can also coordinate and manage the whole project to ensure everything stays on track and the end result lives up to expectations.





Image courtesy of Chateau Architects and Builders



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custom-built homes | young homes

# Sense of arrival

This custom-built home displays great attention to detail, the highest-quality finishes and a raft of special features







This is a home with a true sense of arrival. From the moment you lay eyes on this remarkable residence, your gaze is drawn to the decorative stone-clad entry porch that signals a warm welcome.

Built by Young Homes for a working couple with an adult son, this impeccable two-storey abode sits in the outer Sydney suburb of Castle Hill where it has quickly become the talk of the neighbourhood — in the best possible way. Passers-by often stop to admire the classical exterior while visitors are immediately impressed by the interior, a well-considered mix of classical and modern elements.

Explains Dean Young, director of Young Homes, “The clients built their previous home with us and were so pleased with the result that when it came time to build their new home, they came straight to us. We looked at their plans, sat down with them to discuss their wish list for finishes, and then set about building their new home.”

Large, adaptable and built to accommodate visiting friends and family, this home boasts five generous bedrooms, one of which is a guest bedroom with a built-in robe. This is conveniently located adjacent to the downstairs

bathroom (one of five bathrooms in the home) and has louvre windows overlooking the swimming pool.

“The family bedrooms are located upstairs, along with a spacious sitting room,” says Dean. “The master bedroom is the epitome of luxury, with its large ensuite and separate his and her walk-in robes. One of the other bedrooms also features an ensuite and walk-in robe, while the remaining two bedrooms have built-in robes and ready access to a family bathroom.”

On the ground floor there is a plethora of places where the family can relax, entertain, work or read a good book. At the front of the home, to the left hand side of the entry vestibule, there is a study; to the right, a library with open display shelving to the dining room. Both rooms have a coffered ceiling.

The sitting room is one of the family’s favourite places to gather. In summer, they can open the bifold door to the pool and alfresco area and enjoy the full indoor-outdoor living experience. In winter, they can warm themselves at the wood-burning fireplace, which is one of two fireplaces inside the home. The other is in the dining room, placed back-to-back with the one in the sitting room.

Photography: Marian Riabic





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**EXPERT TIP:** To warm or soften the look of a classical facade or interior space, use natural stone cladding for feature walls or introduce timber design elements.

“Downstairs is also where you will find the gourmet kitchen, complete with a walk-in pantry, the meals area, rumpus room and laundry — and we mustn’t forget the covered outdoor entertaining area with its barbecue, sink and built-in fireplace and hearth. To create a feeling of airiness, the alfresco zone features a striking raked ceiling, as does the dining room and library. To achieve this, we used steel beams and a part-truss, part-conventional roof,” says Dean.

Great care was taken with the selection of materials, finishes and appliances. Downstairs, the flooring is a combination of tiles and carpet while carpet prevails on the

first floor, ensuring a luxurious look and feel. In the kitchen, ensuring a seamless look was essential, hence the use of an integrated fridge and dishwasher.

“There are many more special touches throughout that are of note,” adds Dean. “The feature shelving between the library and dining room, the small cellar with clear-glass doors and the timber features in the main entry that bring visual warmth into the home.”

As to the home’s exterior, he says, “The home was built in an established area so it was important that the style, which extends to the external finishes, fits well with the area ensuring a sense of place, which I believe the designer has achieved.”

The facts:

**Location:** Castle Hill, NSW  
**Time taken to build:** 12 months  
**Year completed:** 2019

The figures:

**Size of home:** 639sqm  
**Size of land:** 933sqm  
**Bedrooms:** 5  
**Bathrooms:** 5  
**Floors:** 2

The details:

**YOUNG HOMES**  
**Address:** 7 Butler Avenue,  
Kellyville NSW 2155  
**Phone:** 02 9629 5585  
**Website:** [younghomes.com.au](http://younghomes.com.au)





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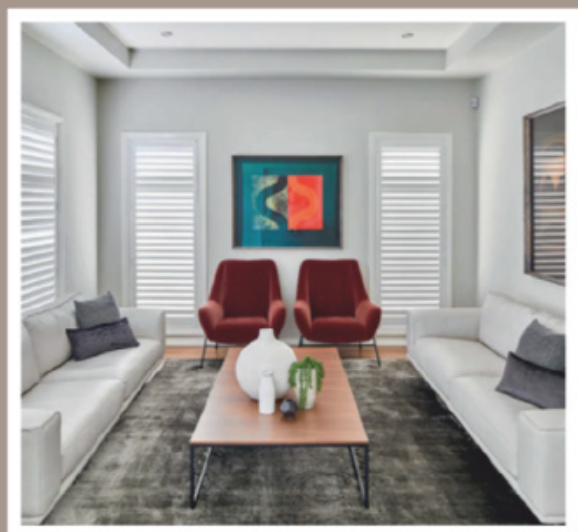
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Young Homes has been building outstanding family homes for over 60 years. During this time they have won many prestigious building awards. Whether you're looking for a custom designed home, a knock down and rebuild, or one of our award winning designs, you're guaranteed quality with Young Homes.



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# Contemporary luxe

For families who crave a touch of luxury plus all the mod cons, this two-storey home exceeds expectations



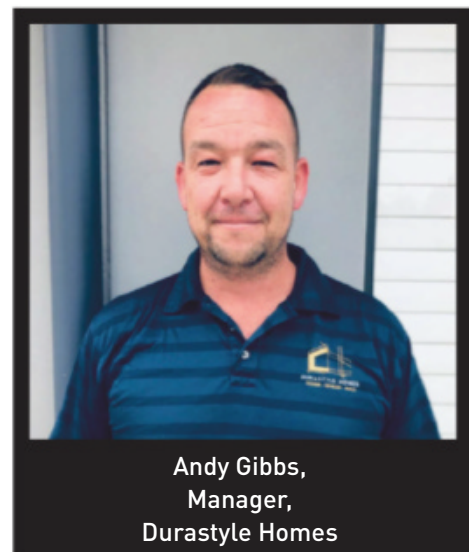
**F**inished to the highest standard and ideally suited to the larger family wanting to enjoy all the modern luxuries, this project in Sydney's outer west presented Durastyle Homes with an unusual challenge.

"The home was purchased at lock up stage," explains Andy Gibbs, manager, Durastyle Homes. "We had to take over from the previous builder and work with the existing facade and internal layout, but that didn't mean we couldn't make a host of improvements. One of the first things we did was make some key changes to the floor plan that we felt would enhance the home's appearance and create more ambience.

"One of the most important changes was to open up the staircase and entrance way. Now, as soon as you enter the home, you can see through the floating staircase and its glass balustrade to the pool in the rear garden. By doing this, we have given the home a much grander entrance and it is now one of the standout features."

The two-storey home is the epitome of contemporary luxe and this can be seen in the finishes and materials employed. Says Andy, "For the ground-level flooring, we chose a semi-gloss, light grey concrete-look tile which we absolutely love. In the upstairs bedrooms and living areas there is carpet, which gives the home a plush, comfortable feel as soon as you ascend the stairs. To provide some visual warmth and soften the look of the downstairs tiling, the stair treads and handrail are timber."

To give the home a more contemporary look and feel, Durastyle Homes opted for square-set walls throughout



Andy Gibbs,  
Manager,  
Durastyle Homes





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**EXPERT TIP:** Never accept compromise. For a home that offers the right mix of luxury and functionality, seek a custom builder who can tailor it to your individual needs.

and this emphasis on clean lines extends to the on-trend kitchen and well-equipped butler's pantry. "For the highly architectural kitchen we chose full polyurethane black cabinetry teamed with grey stone benchtops to create a bit of drama. To bring in some warmth and contrast, we added timber to some shelving and to make the kitchen feel even more spacious, we used a mirror splashback," says Andy.

This is a home that offers everything a family needs to live well, feel comfortable, entertain easily and keep safe. There are five ovens, three dishwashers, a built-in wet bar, a \$50,000 stereo and audio system, an alarm system and video intercom, ducted air-conditioning as well as built-in floating entertainment units in two of the living areas. There are also plantation shutters and blinds to help regulate the temperature inside the home and enhance privacy.

The inviting pool — the focal point of the rear alfresco living area — is yet another noteworthy feature of the project. "The original plans had the pool as just a straightforward rectangle. We decided to change it to an L shape so that it wraps around the outdoor entertaining area, bringing the pool closer to the home and making it visible from every living area in the house," explains Andy. "We had to have an engineer okay it, and it took a little bit of time to complete the process, but the end result was definitely worth the wait."

Durastyle Homes is a leading custom home builder serving Western Sydney. The company provides a complete new home building service, which includes everything from design to landscaping. Durastyle Homes also specialises in high-quality extensions and renovations.

#### The facts

**Location of home:** Luddenham, NSW  
**Time taken to build:** 6 months  
**Year completed:** 2019

#### The figures

**Size of home:** 510sqm  
**Size of land:** 1500sqm  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Floors:** 2

#### The details

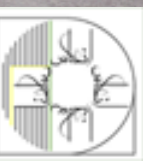
##### DURASTYLE HOMES

**Address:** 2 Gosse Court, St Clair NSW 2759  
**Mobile:** 0423 482 459 (Andy Gibbs)  
**Website:** durastylehomes.com.au





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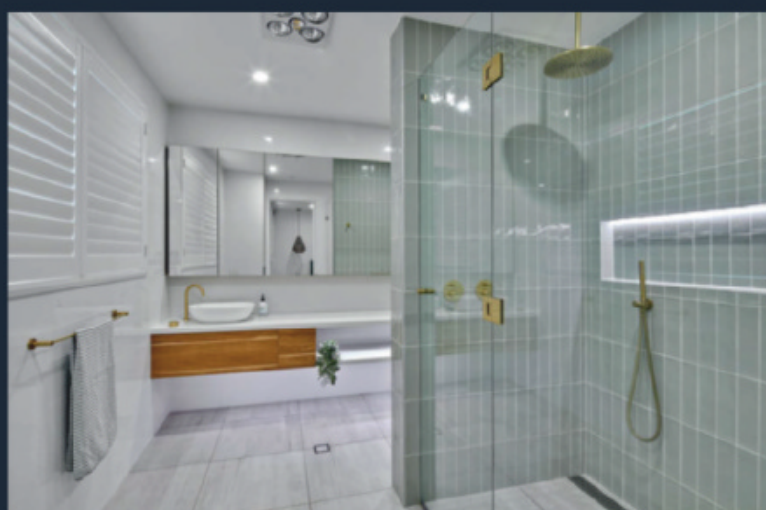
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# Passion project

A grand abode that will stand the test of time thanks to its authentic French provincial design and bespoke features

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Our passion for French provincial style never wanes. The look is classic, the appeal timeless as this alluring abode on Sydney's Upper North Shore, home to a professional couple and their children, effortlessly proves.

"The site sits in the vicinity of several heritage homes and in an iconic street replete with grand residences of classical style, so the brief was to create an authentic French provincial home that was sensitive to the setting," says Rod McDonald, Company Architect, Chateau Architects and Builders. "The owners wanted all the formal rooms a home like this would traditionally have while still catering for the needs of a contemporary family. Also essential was a generous garage, which was to be concealed so as not to compromise the facade."

Making the most of the sloping site, as well as the northerly rear aspect, was just as high on the list. To optimise the fall of the land, Chateau created a home with a two-storey front and a three-storey rear.

"The owner used his own resources to carry out the early works, namely excavation and structural basement works,

with Chateau building the levels above and providing the bespoke finishes throughout," explains Rod. "By overseeing all works, guided by a specially prepared agreement which allowed Chateau and the owner to work together seamlessly, we were able to produce an award-winning home."

As with any custom build, there were challenges. "The owners wanted to maximise the height of the ceilings and the facade, and to have a high roof pitch for a grander street presence. This resulted in a breach of the local council's uncompromising height controls," says Rod. "A design solution was achieved that provided all that was required — and more, including a high-pitched roof but with a flat zinc roof atop. This achieved height compliance and produced an even more authentic French provincial appearance."



Rod McDonald,  
Director of Architecture,  
Chateau Architects and Builders

Photography: Top Snap









**EXPERT TIP:** A new home is probably the biggest investment you will make. To ensure the best result, find a builder with a solid reputation and longevity in the business.

Guided by Chateau’s associate, interior designer Louise Spicer, principal of One Four Interiors, the interior and exterior detailing, inclusions and finishes are authentic. The flooring is solid American oak boards and the staircase is finished with a walnut stain. Custom-designed cabinetry, boasting marble benchtops, also features and was constructed by Avere in true French provincial style.

Just as importantly, all appliances are of the highest quality, including the gourmet kitchen’s Qasair semi-commercial range hood, ILVE oven and seven-burner cooktop with teppanyaki plate.

“The north-facing backyard was key to the owners purchasing the original home and the main reason the primary living areas are located towards the rear,” continues Rod. “A covered terrace at basement level, adjacent to the rear lawn and pool, as well as an elevated

open terrace located at ground level next to the main living areas, provides a range of options for alfresco dining and entertaining, regardless of weather.

“With separate entertaining areas, additional minor living areas internally, and both formal and informal dining and lounge options, the home is well-suited to meet the needs of a growing family, as well as balancing the different lifestyle requirements once children are well into their teens.”

Chateau Architects and Builders was established in 1970 by Malcolm McDonald to build premium custom-designed homes. Now run by sons Rod (Director of Architecture) and Alex (Director of Construction), this multi-award-winning family team has a reputation for delivering uncompromising quality. This year Chateau turns 50 and in today’s tough times, 50 years in business is a milestone that deserves to be celebrated.

### The facts

**Location of home:** Pymble, NSW

**Time taken to build:** 14 months

**Year completed:** 2017

**Awards:** 2019 MBA NSW Excellence in Housing Awards: Design & Construct — House \$1.7million–\$2million (winner), Master Builder of the Year (finalist)

### The figures

**Size of home:** 806qm

**Size of land:** 2080sqm

**Bedrooms:** 5

**Bathrooms:** 7

**Floors:** 3

### The details

**CHATEAU ARCHITECTS AND BUILDERS**

**Address:** Level 2, Chateau House, 56 Cecil Avenue, Castle Hill NSW 2154

**Phone:** 02 9634 6888

**Website:** chateau.com.au





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# Kit & modular homes

Kit, modular and prefabricated homes, available in myriad styles, offer a raft of practical solutions to a diverse range of building challenges. Kit and modular homes are also a sensible option for those faced with a restricted timeframe for building. With a modular home-build, for example, the bulk of the construction process takes place off-site in the factory after which the modules are delivered straight to

your land for connection. With a kit home, components are also delivered to your site and various elements, such as trusses, are prefabricated. Modular and kit homes can be a cheaper alternative to building a home in the traditional manner. They both provide a high level of quality control, offer a more sustainable way of building and homes are available in an array of options to suit all budgets and lots.







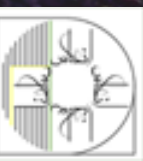
Image courtesy of PAAL Kit Homes



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For this reason, we give you the freedom of choosing the features of your home. We offer a range of design options, so you can add your own special touches. For example, you can add a garage or an alfresco entertaining area, or any variety of extensions. We also offer endless possibilities for redesigning the internal layout of your home.

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When Martin and Nicole Davies decided to build on the banks of the Hawkesbury River in New South Wales, they wanted to be able to adapt the home to the beautiful surroundings.

Paal offered a name they could trust. *"A number of organisations do kit homes, but Paal has been around for a long time and we liked the style and layout of their homes."*

The couple chose the roomy Stanthorpe and were able to walk through the Paal display home. *"This was appealing because we could look at everything, make the changes we wanted, as well as tick the boxes for the things we liked,"* Martin said.







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## DESIGNED FOR RETIREMENT

For their golden years, Gus and Maggie Wilson of Poona, Queensland chose a Paal home because of its functionality and affordability. They also wanted a design that they could easily modify.

*"We were downsizing from our previous residence and put a lot of effort into creating a home that meets our retirement lifestyle needs," Gus says.*

*"The instruction manual which I call 'The Bible' that Paal provide is excellent and has all the information you need."*

*"If anyone asks whether I'd recommend a Paal home, I'd tell them yes, one hundred percent."*





# Past to present

Character-filled homes that faithfully reproduce the classic architectural styles of the Victorian and Federation eras



**E**stablished in 1986, and with thousands of its iconic homes dotted around Australia, Harkaway Homes is an eminent family-owned business that facilitates the cost-effective construction of high quality, individualised traditional homes.

Andy O'Shea, the founder of Harkaway Homes, a company named after its birthplace (the south-east Melbourne suburb of Harkaway), had a deep appreciation of fine Australian homes and a detailed knowledge of the profiles and designs employed in their creation. He drew on this to develop a methodology for reproducing the character-filled homes of the Victorian and early Federation eras.

"It soon became very clear that our concept had struck a chord and that there were many people looking for a home with character, charm and a high level of architectural detail; people who wanted something genuinely different in what is a very mundane world of housing," explains Tim Tobin, Harkaway Homes' Managing Director.

Harkaway Homes is proud of its period architectural designs and its reputation as a reliable, high-quality major component supplier. As an architectural design company, Harkaway offers total floor plan flexibility at no extra cost; in fact, consultants encourage clients to personalise their Harkaway home to suit their lifestyle needs, whether their preference is a traditional floor plan or a layout conducive to modern-day open-plan living.

"As a major component supplier, we offer individualised component packages perfectly matched to each home design. This involves two stages," says Tim. "The first is



Tim Tobin,  
Managing Director,  
Harkaway Homes





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**EXPERT TIP:** If you enjoy the distinctive design and classic character of a period residence, look for a well-established and reputable home company that specialises in authentic, architecturally-designed reproductions.

the lock-up stage (the outer shell of the house) and includes the supply of an extensive range of select materials and components that will effectively ‘lock up’ the home. The second stage includes the verandahs that can be positioned wherever required — or whenever required, as they can be supplied as a late-stage attachment to the home.”

Harkaway’s homes are known for their design integrity and perfect profiles, but they bring a host of major benefits that go beyond their timeless architectural appeal. These include:

- **Choice of building options:** Clients have the option to project manage using sub-contracted labour or engage a licensed builder.
- **Cost-effectiveness:** Harkaway offers architect quality at around half the “architect built” price. Commonsense, rectangle-based olde worlde designs assure cost-effective construction and predictable outcomes.

- **Design variety:** With nine ranges on offer, you can find a Harkaway home that will sit proudly on any inner-urban block in an established suburb or any country property.
- **Superior building technology:** Harkaway Homes offers products of the highest quality, both in terms of design and building technology. The use of modern materials, as well as in-house designers and engineers, ensures the highest quality architecture and finishes.
- **Internal fitout flexibility:** Clients have the flexibility to create their own internal finish and the opportunity to cost-effectively source the preferred fix-out materials directly from suppliers.

“With our proven track record, enviable reputation and keen understanding of what is required to reproduce quality, period homes, we are perfectly placed to help you build an iconic Australian home of your own,” says Tim.

### The details

#### HARKAWAY HOMES

**Sales and display centre:** 57 National Avenue, Pakenham Vic 3810

**Phone:** 1800 806 416 or 03 5943 2388

**Website:** harkawayhomes.com.au







آموزشگاه انعکاس منبع جدیدترین اطلاعات ، مقالات و دوره‌های آموزشی دکوراسیون داخلی





# Products & services

Whether building or renovating a home, it's important to remember that using the right products and service providers is essential if you want a quality abode that will last you through the years. The foundations upon which your home is built, the insulation you use in the

walls, the materials you choose for your roof and the expertise of the consultants who assess your home's energy efficiency — these are all critical factors. You need to conduct thorough research, shop around and use only reputable suppliers and service providers.





Image courtesy of Bradford SoundScreen







# Comfortably quiet

A good looking home is just the beginning — you need to plan for optimum acoustic comfort, now and into the future

**M**ost new home buyers place a greater focus on the layout and aesthetic aspects of their home, rather than the out-of-sight comfort upgrades. While these things are important, even the best-looking modern home needs to have internal acoustics properly considered for a high-quality result.

## IT'S ALL ABOUT COMFORT

When thinking about home comfort, we imagine a space that contributes to our physical and mental wellbeing. Noise-related disturbances are a direct contributor to stress levels — something we all want to avoid, especially when it comes to the comfort of our own home.

When planning your new home, you have the opportunity to take important steps towards improving the long-term comfort for your family. It all starts with factoring in

effective acoustic comfort upgrades when planning your new home design.

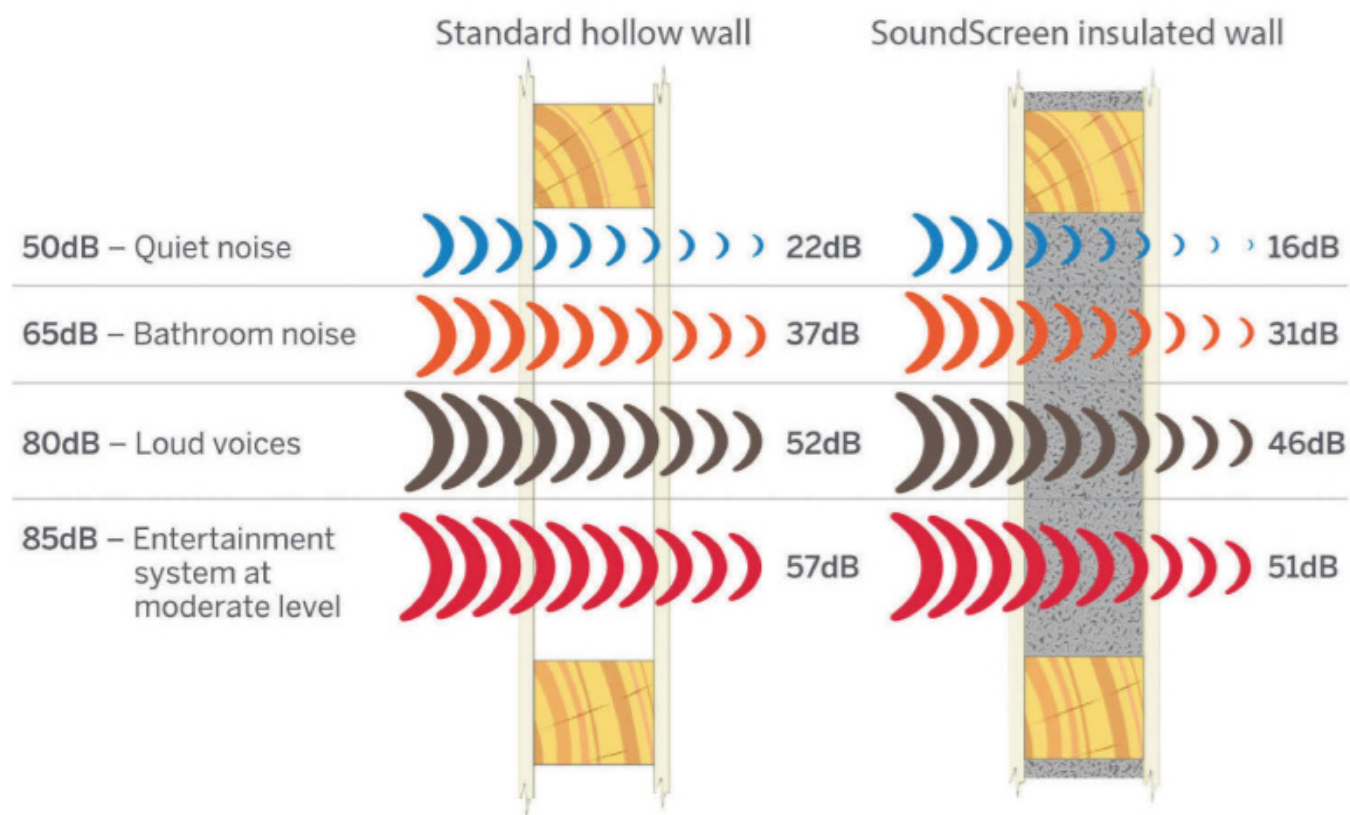
## ADVICE FROM AN ACOUSTIC ENGINEER

Joel Parry-Jones, of PKA Consultants (pictured below) is an acoustic consultant who works with architects and builders to help design the acoustic comfort within residential homes. Joel has some sound advice for achieving acoustic comfort in homes. “Internal acoustics





## products & services | bradford soundscreen



is often overlooked in the design of a new home,” he says. “The Building Code of Australia doesn’t provide any sound insulation requirements and typically an architect may not consider acoustics in the design stage.

“There are two main aspects of internal acoustics: sound transmission — noise passing through a wall or floor; and reverberation — sound that reflects and echoes within a space. Reverberation is treated on a case by case basis, generally by the introduction of more soft furnishings or other absorptive materials, but sound transmission needs to be treated at the construction stage. Homes these days have very loud noise sources such as large TVs, game consoles and home theatres, but there are also other typical noise sources such as laundries, bathrooms and entertaining areas to consider.

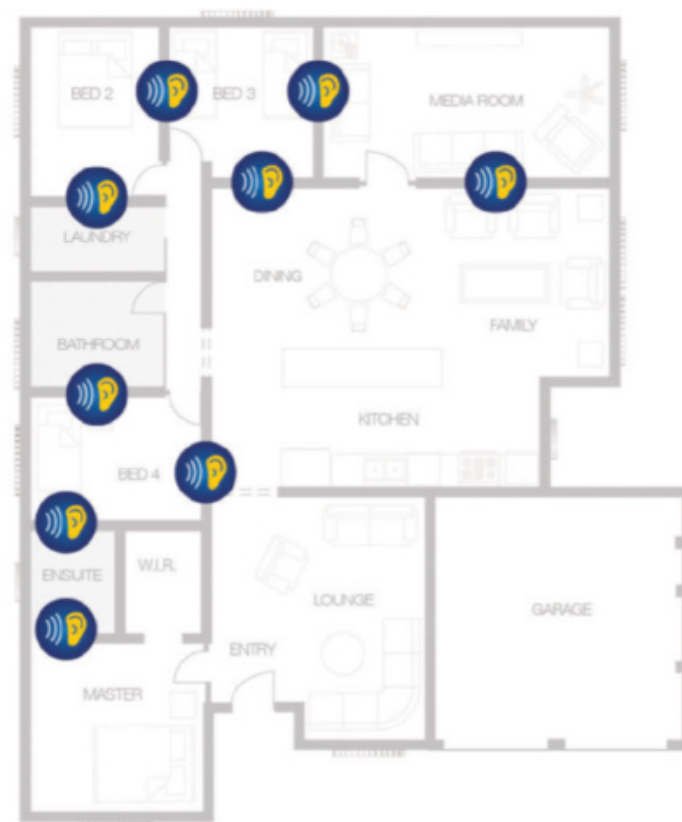
“Internal walls are typically constructed with a timber frame and a thin layer of plasterboard on each side. When this type of lightweight wall is left empty, unwanted sound can readily pass through. The easiest and most cost-effective way to minimise sound transmission is to fill the hollow wall with high-density acoustic insulation.”

### BRADFORD HAS YOU COVERED

Bradford SoundScreen acoustic insulation helps you to create quiet spaces in your home, such as studies and bedrooms, and stops sound escaping noisy entertaining areas like dining rooms and media rooms. Many home

builders offer SoundScreen upgrades from as little as \$400 a room, making it a cost-effective upgrade to ensure harmonious living.

SoundScreen can only be installed during construction so it’s vital you talk to your builder early on. The tender stage of the new home building process is the best time to ensure your home will be designed with acoustic comfort in mind.



The details

BRADFORD SOUNDSCREEN

Website: [SoundScreen.com.au](http://SoundScreen.com.au)

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build home





# An essential tool

Whether you're building a new home or planning a big renovation, there's a stress-free way to find better-than-trade discounts

**A**re the costs of your new home build or renovation starting to add up? Do you find it hard to find reliable and trusted advice? Just can't stretch your budget far enough? Perhaps you are a builder or tradie looking for better pricing? Or maybe you have an active social life and are looking for leisure and lifestyle bargains? Well, if so, RenoSave is here to help.

Renovating or building a new home is a very stressful experience. Anyone who has ever been through this will agree. How do you choose the right colours and finishes? Where do you go to buy your materials without dropping half your budget in one room? Which rooms should be your key focus areas, adding extra value to your home?

## AVOID ALL THE HASSLE

RenoSave takes the hassle out of finding reputable suppliers and keeping your budget in check, allowing you to spend more time and money on the areas of your home that most need it.

RenoSave has been around since 2014 and originally started as a supplier discount card for mum and dad renovators doing one-off projects or reno flips for profit. As the card's popularity grew, suppliers saw the benefits of having access to thousands of clients and the deals started getting better and better, up until the point where, today, RenoSave can often achieve better-than-trade discounts.

As part of its rapid growth, RenoSave recently partnered with Property Developer Network, Australia's largest



## products & services | renosave

property development networking group. This has led to hundreds of builders and developers seeing massive benefits from using the card. The more people who use it, the better the deals get, which is why builders and tradies use the card — it can get them better rates than they could individually get at the same suppliers.

### MAKE MASSIVE SAVINGS

Whether you're a new home owner, renovator, tradie or builder, you can get instant access to thousands of discounts on a multitude of suppliers Australia-wide. The combined RenoSave and Property Developer Network communities consist of over 8000 members, from small mum and dad renovators to tradies, property developers and builders constructing up to 100-plus homes per year.

Members have access to a huge range of discounts from more than 38 suppliers, and this number is growing every month. The RenoSave discount suppliers cover everything, from tiles, flooring, appliances, bathrooms, kitchens, building supplies, paint, lighting, electrical to landscaping and styling. You can also get discounts on legal services, conveyancing, property managers, depreciation schedules and RP Data to ensure that your property is marketed at exactly the right price. Just as importantly, you can expect quality. RenoSave's home and building suppliers include many leading brands such as Bunnings, National Tiles, Carpet Call, Highgrove Bathrooms, Harvey Norman Commercial, Wattyl and many more.

### NOT BUILDING A HOME?

RenoSave also gets you access to massive savings on leisure and lifestyle products through its BONUS Ambassador Card. You can access thousands more discounts and suppliers on retail shopping, groceries, hire cars, restaurants, holidays, movie tickets, gift cards, theme parks, etc. Perhaps you just want a new big screen TV, fridge or kitchen appliance upgrade? If so, check out RenoSave's appliance discounts through either Harvey Norman Commercial or Appliances Online.

Additionally, RenoSave has a range of companies offering discounted services such as stylists to prepare your home should you be planning to sell and soft furnishing companies to supply the materials for you to style it yourself.

The bottom line? RenoSave is an essential tool to have in your toolkit whether you're building, renovating or simply after great ways of adding value to your home without the huge price tag.



The details

**RENOSAVE**

Website: [renosave.com.au](http://renosave.com.au)

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build home





Find a designer  
near you at  
**kbdj.org.au**

## Dreaming of a *Blissful bathroom?*

**Engaging a specialist bathroom designer will make planning the perfect bathroom a breeze. A design professional will ensure your new bathroom is beautiful, practical and safe. The best bathroom designers will:**

- assess your family's requirements – no point having a stunning bathroom if it's not functional for you and your family;
- consider waterproofing, drainage, falls to floor wastes etc., and have an excellent understanding of the relevant Building Codes;
- advise on the suitability of products such as tiles, stone, laminate and glass. A myriad of materials can be worked into a bathroom design, but they must be as practical as they are pretty;
- discuss realistic time frames and the order of works: the amount of work in a bathroom renovation is often underestimated – you'll need a plumber, waterproofer, tiler, electrician, painter and maybe even a carpenter, and each of these trades will need sufficient time to carry out their tasks well. How long are you prepared to live without a bathroom?

**AUSTRALIA'S  
FINEST**

**Kitchen & Bathroom  
Designers Institute**



**kbdj.org.au**

Active KBDi Members are well-versed in all of the above, and the Institute should be your first port of call when looking for a design professional.

Visit **www.kbdj.org.au** to find a designer near you.

Bathroom designed by KBDi Aust Certified  
Designer of the Year 2019 Darren James CKD Au,  
CBD Au, Darren James Interiors (Qld)

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Image courtesy of Clarendon Homes

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The team at Icon is proud of the homes it creates utilising *the Artisan Way*, and *The Gurangai 35* is a perfect example of how we can create your dream home on an extremely difficult site. Our custom designed homes mean that we can work with you to ensure your dream home is delivered in a location that you love.

**CUSTOM DESIGNED HOMES AT NO EXTRA COST**

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VISIT THE GURANGAI

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 🏠 [Iconhomes.com.au](http://Iconhomes.com.au)  
 ☎ 1800 MY ICON

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