

COMFORT IN WALKERVILLE



HANNIBAL ROSSI

Compact doesn't have to mean too squeeze when it comes to a new house.

Oakford Homes' three-bedroom two-bathroom Walkerville Ensuite proves it in style to ensure comfortable living with scope to easily tweak the design to accommodate varied buyer needs.

Offering 120sqm of living space and covering 143sqm with a single garage, the Walkerville design is destined to fit easily on narrow, villa allotments at just under 9m wide.

"It's a popular choice for a variety of buyers and we've built them at various locations across Adelaide," Oakford Homes' sales consultant Ron May says.

Oakford Homes' Walkerville Ensuite offers comfortable living in a flexible floorplan with classic style

The Walkerville suits young couples and small families as much as retirees or others downsizing and is on display at Encounter Bay.

"The beauty of the plan is that it can be easily modified to accommodate a range of needs," Ron says.

"For example, you could incorporate the second toilet inside the main bathroom instead of having it separate (as displayed) to provide better access for wheelchair users or someone with a walker."

"We've also built the Walkerville with four different facade profiles in the same street with high and lower ceilings or a skillion roof," he says.

The Walkerville suits villa allotments just 10m wide but can be designed with a double

garage to fit on courtyard blocks from 12.5m wide.

"We can also adapt the double garaging to give you full, drive-through access and possible outdoor living space behind it," Ron says.

"Or we can add an outdoor living area at the rear (with slide door access) under the main roof at the time of building the house which is likely to save you money rather than adding it later."

Bedrooms can also be extended on larger blocks.

Oakford Homes opted for a breezy, casual decor complemented by laminated, floating floorboards through the open plan kitchen, dining and living areas and hallway.

"We've built a number of these designs with some modifications to suit across Adelaide, many on cut-out or subdivided blocks, from the marina on Hindmarsh Island overlooking the water and McCracken Estate (Victor Harbor) to suburban Adelaide," Ron says.

"They make an ideal investment or rental property too with two bathrooms and three bedrooms."

With a base price tag of about \$120,000, there's no need to ask why.

"It's very liveable," Ron says. "It's not cramped living and we've included some features in the display version which illustrate that further."

An example is a wider than usual, 920mm front door with leadlight glass insert, "to give some old touches to a modern home".

The bay-windowed, main bedroom features a bulkhead

and ensuite bathroom and walk-in robe, so there's little compromise on adult facilities.

"The Queen Anne bay window gives more room to the main bedroom and we finished the facade look with sandstone inserts for added style," Ron says.

"We can modify a number of features which we have for numerous buyers."

For example, buyers will often add a bedroom or a pergola/alfresco living area under the main roof when the house is being built rather than waiting until later on, he says.

Another optional feature is the panel lift door on the garage (as seen in the display) instead of a roller door, while through secure, internal entry to the hallway is a feature in all garages in the Walkerville.

Relaxation, meals and entertainment will be based in the open kitchen, dining and living spaces at the rear of the design.

Sliding door access to the rear yard offers scope to link it with an outdoor dining area where you can enjoy breakfasts, read newspapers or share a coffee, a wine and a chat.

The meals area merges with the open living space to provide a healthy, 32sqm zone to relax and eat overlooked by a well-equipped kitchen all assimilated with floating floorboards.

The latter offers a pantry cupboard and ample worktop and storage space in the U-shape design.

A second bathroom set near the minor two bedrooms means it's easy to cater for guests, grandchildren and children when they come to stay.

IT SUITS YOUNG COUPLES, FAMILIES OR RETIREES

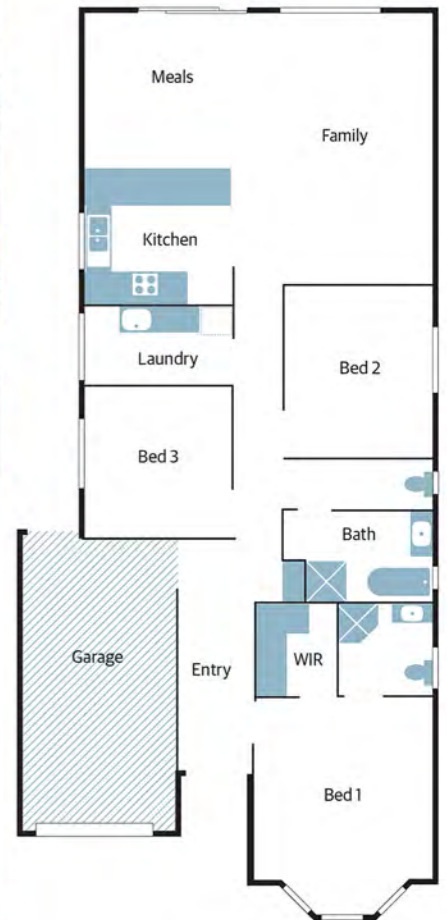
FEATURES YOU WILL LOVE

Modern classic: The classic style facade mixes with a thoroughly modern home on the inside, so it's the best of both worlds – and low-maintenance too.

Good utility space: No one wants to cram into a small laundry and in the Walkerville a long laundry room means the washer and dryer will have plenty of room, and you may want to add a benchtop and cupboards as well.



Thanks to Rachael and Dave Horbelt and their children Charlize, Asha and Eli, from RMT Management. Pictures: NICK CLAYTON



HOME VIEW



OFF THE PLAN

Builder Oakford Homes
Design Walkerville Ensuite
Price From \$119,600
Location Lot 228 Rosella Street, Encounter Bay
Open Wed | Sat | Sun 1.30pm-4pm
Contact Oakford Homes 8132 4500, oakfordhomes.com.au, Ron May 0419 461 065
Details 143.09sqm total size 120sqm living area 8.87m width | 17.99m depth 3 bedrooms | 2 bathrooms single garage (double garage option) | 2.4m ceilings



GET THE LOOK

Style edge: A wall adorned with Laura Ashley wallpaper in linen colour in the master bedroom, gives it an added style edge and decor contrast. From Decor by Choice Curtains and Blinds.

Creative touches: It only takes a few creative touches to ensure a bedroom is a lot less ordinary such as the Telbix - Mason 350mm pendant light used in this one. From Main Seacombe Electrical.

Floating floorboards: The air of light and bright is complemented by the Quick-Step (Colonial LPE1100) Blackbutt floating floorboards used through the open living, dining, kitchen and hallway areas. From McLeay and Sons Carpet.

