



## Features you'll love

### Central fireplace

The option to include a fireplace in the heart of the living area will make it nice and cosy in cooler months and a focal point throughout the year.

### Room for a decent garden

The floorplan allows for a good garden space which is always important for those with younger children or for people who love to get outdoors and potter or have a veggie patch.

### Light and private

The separate lounge and private side courtyard will appeal as a light and bright part of the home. Internal glass double doors also bring light into the hall, but give it separation without feeling closed off.

### Four bedrooms

There's the option of making this into a four-bedroom home if two living spaces are enough for your family.

### Worthwhile upgrades

From 2.7m ceilings to a rendered facade, additional storage and a portico (as pictured), some upgrades are worth doing from the start.



“It fits in all the features you would expect from a larger home”



Words HANNIBAL ROSSI  
Pictures NICK CLAYTON

# Modern slant on traditional charm

Modern styling and clean lines in the Kersbrook by Oakford Homes will appeal to those after a low maintenance lifestyle and a decent garden space

If spring inspires you to get moving on a new home plan, then the three-bedroom Kersbrook design by Oakford Homes could be the one to deliver your dream.

Split into three distinct zones, the Kersbrook design will fit the bill for families looking for the balance of space and privacy.

Its base layout includes a separate study (which could be a fourth bedroom) and lounge room, so there's scope for family members to study or work in private, or to retire to a quieter spot.

Designed to fit a courtyard-style allotment, the Kersbrook is little more than 12m wide and about 25m long, and covers 250.84sqm with a double garage.

The front section of the home features a master suite with a generous walk-through wardrobe which leads to the long ensuite. Nearby is the formal lounge which parents could keep as an adults' retreat.

A large open-plan kitchen, living and meals area is at the core of the Kersbrook's layout, making it a natural magnet for everyday living.

The open-plan covers about 40.5sqm and there's potential for indoor-outdoor living with an alfresco at the rear (optional).

Enter a separate hall off the family zone to access the two secondary bedrooms, laundry and main three-way bathroom which includes a separate vanity area.

Modern styling and clean lines in the Kersbrook will appeal to those looking for a fresh and vibrant lifestyle.

"The Kersbrook integrates all the essentials into one family-friendly design," Oakford Homes' sales consultant Roy Mather says.

"The galley kitchen is the hub of the large open-plan living area, with bi-parting sliding doors opening on to potential alfresco dining space, making the living areas of the Kersbrook an entertainer's dream. It fits in all the features you would expect from a larger home."

When you need more private time, head to the light-filled lounge and close off the glass doors to listen to music or watch a movie. This room has access to a private sunny side courtyard via sliding doors, set behind the double garage.

The separate lounge could easily become a children's playroom with a safe outdoor area.

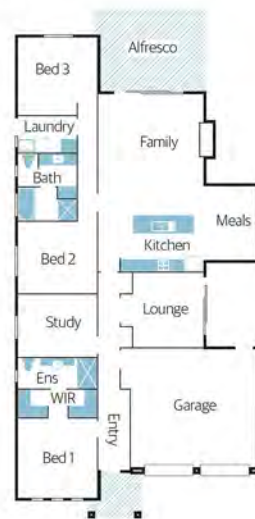
Roy says the Kersbrook will appeal to first and second home buyers as well as couples downsizing and smaller families looking for ample leisure space.

It provides essentials such as two living zones, a spacious layout and alfresco, which can be built under the main roofline. Facades options include the modern render and timber exterior as seen here.

It's also easy to picture all family members or guests parking themselves on a stool at the kitchen's island bench for a quick meal, a snack, breakfast or a drink.

Long benchtops in the bathrooms combined with large mirrors and wide semi-frameless showers add to the home's clean look. The shape of the Kersbrook's floorplan would allow homeowners to set up handy outdoor living spaces along the rear and side.

Home buyers like the Kersbrook's ability to let you to retreat to multiple areas, its well-lit feel and generous entertaining space, Roy says.



## Home view

### Off the plan

**Builder** Oakford Homes  
**Design** Kersbrook  
**Price** From \$161,900 (excluding alfresco); from \$169,950 (including alfresco with concrete floor)  
**Location** Not on display. Find similar at Seaford Heights.  
**Contact** Roy Mather 0409 119 211 oakfordhomes.com.au  
**Details** 250.84sqm | total size 184.32sqm living | 12.11m width | 24.99m depth | 4 bedrooms (or 3 plus study) | 2 bathrooms | double garage | porch