

You'll love this

**Contrast facade:** Dark bricks and contrasting creamy rendered pillars will make an elegant statement on your allotment.

**Easy access:** Sliding-door access to the backyard from the laundry makes housework a breeze, allowing for plenty of ventilation.

**Double garage:** Having a double garage included in a narrow build is an important feature, not to mention the inclusion of external access from the backyard and internal from the main hallway.



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courtyard home



Words: CHLOE METCALFE  
Pictures: NICK CLAYTON

# Maximise rear view

Oakford Homes' Riviera Mk2 is ideal for a block with a view from the rear

Need a narrow design with a rear living area to face a great view? We may just have the answer. Oakford Homes' 9m-wide Riviera MK2 was designed with views in mind and its main living area faces the rear to maximise a waterfront or coastal setting.

Ideal for downsizers, retirees or first homebuyers looking for a courtyard home, this three-bedroom two-bathroom design has 163.55sqm in total size, but still manages to fit in both a study zone and a double garage in the mix.

The Riviera Mk2 also takes into account how we like to live these days and the result is a low-maintenance home that won't leave you feeling cramped for space, as you can see in the display home at the Oakford on Tabernacle estate at Encounter Bay.

With a focus on zones, this design ensures you'll have quiet areas away from the main living.

Placing a neat study at the front of the build provides a quiet space for work, study or children's homework, but this space has the flexibility to easily convert into a hobby area or playroom.

The master suite, along with the two other bedrooms, is located midway up the hallway, and is complete with a walk-through wardrobe that leads to a space-efficient ensuite.

Sitting opposite are the laundry, toilet and main bathroom which are carefully



considered to maximise the given space, and down the hall a linen cupboard provides essential storage.

The remaining two bedrooms are across the hall from one another, and with one being slightly larger there's space to install a wardrobe if required or use it as a second lounge room.

A door at the end of the hallway closes off the zones and will help reduce household noise coming from the open-plan living/dining and kitchen area.

Set to one side the kitchen has a large benchtop for food prep, and a place for breakfast bar stools on one side and a bank of storage against the wall.

Looking out to the rear-facing view via sliding doors near the dining, it will provide a good entertainment zone, with the ability to open up the meals area to an alfresco.

Sitting at 9m wide, this home is a fantastic option as an investment or for those wanting to subdivide and build two on a block.



## Home view

**Off the plan**  
**Builder** Oakford Homes  
**Design** Riviera MK2  
**Price** From \$131,395  
**Location** On display at Tabernacle Rd, Encounter Bay  
**Open** Sat | Sun, Wed, 1.30pm-4pm  
**Contact** Ron May 0419 461 065, oakfordhomes.com.au  
**Details** 163.66sqm total size | 124.51sqm living area  
 9m width | 20.75m depth | 2.7m ceilings  
 3 bedrooms | 2 bathrooms | double garage