

HOME & life

SA'S GUIDE TO THE LATEST IN NEW HOME DESIGNS

Neale Whitaker
COOKING WITH LOVE

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THE CLASSIC ACACIA

TRADITIONAL VALUES, A CLASSIC LAYOUT AND A CHOICE OF OUTDOOR ENTERTAINING ZONES COMBINE IN THIS IDEAL SECOND OR THIRD HOME

HOME design

Words TRUDY GRAM
Pictures NICK CLAYTON

A family favourite

Oakford Homes' Acacia is a family-focused design with flexible spaces and good security, and comes with the option for two outdoor living zones, including an undercover alfresco

When picking a home, one of the most important factors to consider is how you live and what your lifestyle is like.

Do you have children and find life is a daily rush, are you retired and spend a lot of time at home, or do you need a dedicated home office to work out of? Maybe you entertain a lot or want a home that will suit multiple generations of your family.

A home that ticks off your wishlist items and is practical for your lifestyle means that in the long-term, life should be that little bit easier.

Well, that's the dream, anyway. A recent visit to Oakford Homes' Acacia display at Virginia Grove, Virginia, showed me the potential of this flexible three-bedroom (plus study) home, which has a modern but traditional decor that's bound to please.

This home has been on my radar for quite a while after it was chosen by the last year's HIA's judges as a finalist in the 2017 Sunday Mail Readers' Choice Award.

The award considers homes which are family friendly, safe and secure, good value for money and have the ability to cater for extended or multi-generational families.

The Acacia came second out of six homes, and now after walking through, it's easy to see its merits.

The home has an appealing frontage with a sandstone block brick which stands out on the street for its attractive point of difference.

Inside it has zoned living, with two separate lounges at either end of the design, and up to four bedrooms, two bathrooms and a series of walk-in spaces for good storage, which is always a winning combination in my book.

Bedrooms are also zoned to suit extended families: the master suite is at the front, two further bedrooms are off a wing towards the rear of the home, and near the central kitchen is a flexible space which could be another bedroom, a hobby or media zone, or as we see it, a very well-placed study.

It's this flexibility which will make this design appeal to a range of home buyers.

Oakford Homes' housing consultant Raphael Dona says the Acacia will be appreciated by first-home buyers and growing families through to retired couples wanting to downsize.

"The Acacia is a good medium-size home to suit a wide range of buyers," he says.

"It's easy living, with separate zones allowing for children or other family members to be away from the parents' area.

"There's a large walk-in pantry and cloak room, a home theatre and large family living areas, plus plenty of cross ventilation from the large windows and a double set of sliding doors

with access to the rear and side for double outside entertaining areas, with the large under main roof alfresco to the rear."

With 246.67sqm of total size, the Acacia's double frontage, plus its two-car garage, will easily fit on a 560sqm-600sqm allotment.

The display home is shown on a 18m wide x 33m deep block and, thanks to the staggered floorplan, it showcases how you'll achieve a good size backyard, and in particular a long, wide side yard behind the master suite.

The home's open-plan kitchen/living/dining zones face both this side yard and the rear, and you'll have the option of two outdoor areas, one with an undercover alfresco.

The entire space is very connected to the outdoors with lots of windows as well, which will be important for families with younger children.

"There's excellent viewing from the inside of the home to the outside rear garden, and parents can watch children playing due to the amount of large windows and sliding doors," Raphael says.

"Plus the internal design of the home is also very open in space, allowing for parents to carry on with their work while the children play in the family room. And there's plenty of natural light, which is always a winner with the modern family."

The central galley-style kitchen overlooks the larger living zone, where timber floorboards are an attractive base. There's a good flow around furniture and the 8.13m x 5.93m dimensions are large without being too big, which can sometimes see furniture being awkwardly placed.

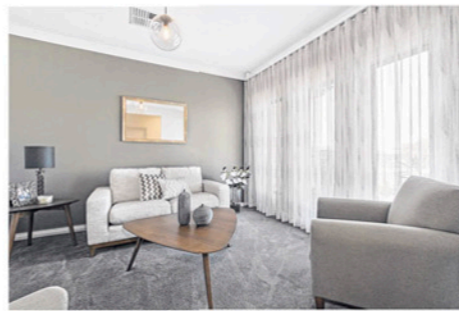
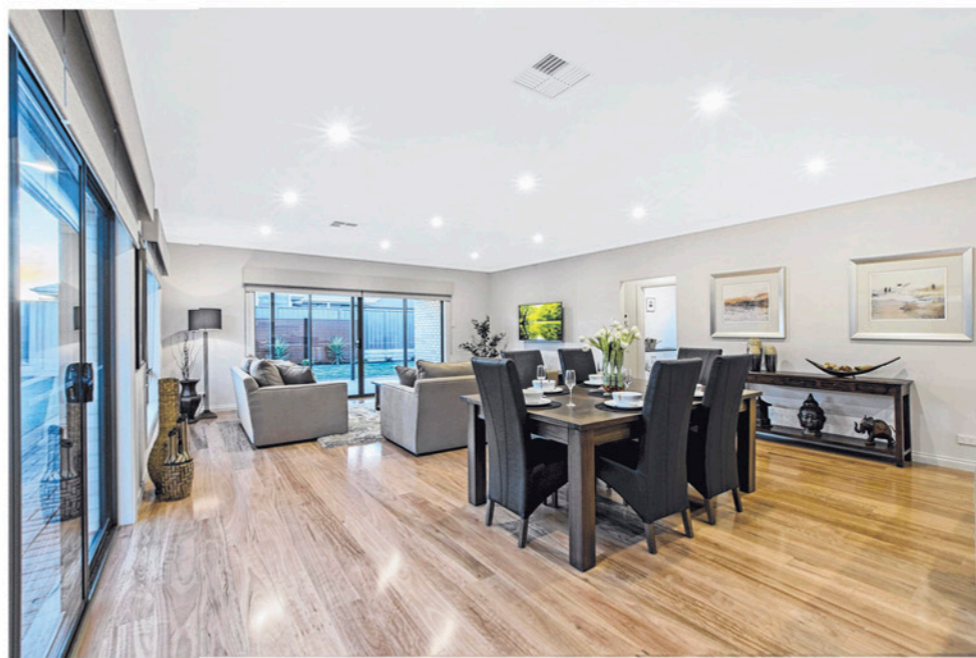
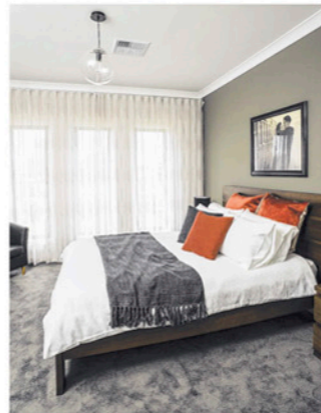
Particularly like the spaces coming off the kitchen: the walk-in pantry, shown with an abundance of shelving, the internal entry to the garage, and just off the hall, a walk-in closet ensuring the home has good storage.

At one end of the kitchen - with the fridge neatly recessed out of the way - is the study (or fourth bedroom). The study's direct relationship with the kitchen is a great idea as it will meet the needs of families who want it for children doing homework nearby, as a home office/technology space - connected but still away from bedrooms - and it's also great for those who like to potter or have a hobby room.

When you have visitors over, this design has all the bases covered, too.

"The large study can easily be converted into a fourth bedroom when visitors arrive, plus the home theatre can also be used to give guests some private relaxation space if required," Raphael says.

"There is good separation from the master bedroom to the other bedrooms, for when parents want some quiet chill out time."



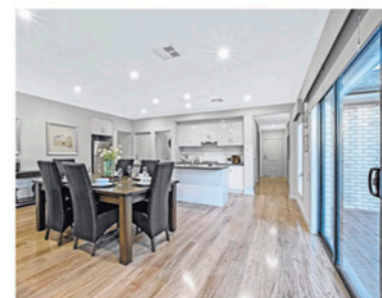
The laundry and bathroom finishes follow the kitchen's theme which is nice for continuity, and all are efficient zones.

The master bedroom's private ensuite (via the double-sided walk-through wardrobe) has generous proportions, which is a recurring theme in new homes as people seek more luxury from master bedrooms.

Raphael says Oakford Homes has showcased the Acacia in the builder's standard specification.

"This home is mainly displayed in the Oakford Homes standard inclusions of appliances, taps, bathroom fit out, so our clients don't need to spend thousands in additional upgrades," he says.

"Our standard specification includes stainless steel appliances, china vanities and toilets, flick mixer taps, built-in inset laundry trough, just to name a few, plus the design comes standard with the alfresco, double garage and front portico."



Get the look

Comfort and warmth

The bedrooms, study and front lounge are treated to a plush carpet in a dark grey-brown tone, which acts as a rich base to the rooms. The carpet is Feltex Redbook Hollywood Nights #94 from McLeays, mcleaysandsons.com.au

Make a statement

Both the front rooms, the lounge and master bedroom, also feature deep, bold deep wall colours for striking impact on entry. They are painted in Solver Paints' Urban Tribe, solverpaints.com.au

Step up

In the main parts of home floorboards are used for both durability and good looks. These are Quick Step's Colonial LPE1100 Blackbutt, from Beaumont Tiles, beaumont-tiles.com.au

High on style

The kitchen features a concrete look finish, which is Formica's Metropolitan Concrete laminate benchtop, an affordable way to get a high-end look. Made by Aldon Cabinetmakers, at Lonsdale, 8381 6922.

Add some gloss

Offsetting the rich tones in the front rooms are the round, clear-glass pendant lights with exposed filament bulbs. These are Marcel 300mm pendants, from Beacon Lighting, beaconlighting.com.au

Practical place

Dark floors in bathrooms have a practical advantage of hiding dirt and mess. The Acacia features Belga Charcoal, 300x300, tiles, from Beaumont Tiles, beaumont-tiles.com.au



Homeview

Off the plan

Builder Oakford Homes
Design Acacia
Price From \$187,950 (from \$220,962 as displayed)
Location On display at Lot 103 Juniper Boulevard, Virginia
Open Sat | Sun | Wed, 1pm-4pm
Contact Raphael Dona, 0402 132 400, oakfordhomes.com.au

Details
246.67sqm total size | 181.25sqm living areas | 15.15m width | 21.95m depth | 3 bedrooms plus study | 2 bathrooms | 2 living rooms | double garage | 2.7m ceilings

Features you will love

Choice of outdoor zones: "The double entertaining location possibilities are fantastic, it has a rear alfresco as standard, plus sliding doors to the side elevation with plenty of room for a future addition or an extra pergola," Raphael says. "Or we can add in an additional alfresco at building stage."

Striking facade: The Acacia's front elevation has beautiful sandstone coloured Hampton Blocks as its main feature, a contemporary take on standard bricks. It makes the home look grand and impressive, and they are just one of the options for home buyers.

Indoor-outdoor connection: The open-plan area's connection to the outdoors is fabulous in the Acacia, and from any point in the room you can see out to the side and back yards at the same time. If you're planning a swimming pool or play zone in the garden, this house will allow good visibility from indoors.

