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“Great idea having a kids’ retreat area”

# Retreat from rush of life

Oakford Homes’ new Seaford 4 Bed design offers multiple living spaces and four bedrooms and fits on a courtyard block

Having time and space for relaxation at home is essential these days, with our ever-busy lives. A new four-bedroom family home which is built around multiple living zones, but doesn’t need a large allotment, is Oakford Homes’ new Seaford 4 Bed.

The design delivers flexible entertaining and relaxation spaces via three living zones, four bedrooms and two bathrooms – all sitting behind a 12.5m facade.

It all comes to life in the display home at the new Vista development at Seaford Heights, which showcases the design with a wide rear alfresco under the main roof.

Oakford sales consultant Steve Dona says this family home will ideally suit a household with two or three children.

“Having an open family area and a second lounge with the addition of teenage retreat/play area, makes this home comfortable for family living with plenty of room for the children to have their own space,” he says.

Emphasising light and space was a priority for Oakford Homes when presenting the display home’s interior, with takes on a Scandinavian vibe in soft tones of blue, light timber and warm tan furniture.

“Relaxed living was a key theme we wanted to convey,” Steve says. “We focused on natural materials and a soft colour palette to convey a light, bright space that families can feel at ease in and really envision themselves not just buying, but living in.”

The Seaford 4 Bed offers almost 183sqm of living space alone, yet will sit comfortably on a courtyard-size allotment in the 400sqm to 450sqm size range.

Steve says a block will need a minimum width of 12.6m and a depth of about 30m to enable the Seaford 4 Bed to fit with a garage on a boundary.

“However, a comfortable fit with access down both sides of the home is a 13.5m wide block about 400sqm to 450sqm, which will give ample outdoor space,” he says.

“We can amend our design to suit any block size and are able to make any other changes to suit individual styles and requirements.”

Bolstering living options is a lounge room or home theatre at the heart of the home, which sits behind the master suite at the front and is ideal for formal entertaining or enjoying a film.

The 2.7m-high ceilings throughout the design add to the openness of the living areas and give a modern feel inside the home.

The spacious galley-style kitchen comes with an island bench and a generous walk-in pantry

at one end, which Steve says has proven a hit with cooking enthusiasts.

Homeowners will also appreciate the ample benchtop space on three sides, a double sink in the island so prep can be done while still being social, and a breakfast bar which has been created with enough space for three or four stools. Steve says this a great plus for entertaining as it makes serving meals easy – and if the kids need help with homework after school, they can pull up a seat and ask mum or dad for their guidance.

Three floor-to-ceiling storage/linen cupboards at the other end of the kitchen provide the perfect solution to streamline and declutter your home.

The kitchen merges with the more than 38sqm of open plan dining/family living space, and within this the building designers have cleverly used different styles of window as a positional feature to accentuate and define the zones.

“The layout of the windows and rear alfresco access sliding doors generate a great flow of natural light and airflow throughout the home,” Steve says.

Open up the large sliding doors in the family living and the space merges with the alfresco, which means entertaining throughout the year, whatever the weather, will always be easy.

Visitors to the display also single out as a standout the large his-and-hers walk-in robe with built-in shelves that leads to a sparkling ensuite. Elegantly finished, the ensuite is adorned with floor-to-ceiling Devonshire Sky Gloss tiling and this soft blue tone makes an amazing point of difference to the home.

It’s part of the master suite that maximises privacy, set well away from other bedrooms on the opposite side of the design and enjoying a buffer from living and dining zones. The home’s staggered frontage also provides another level of privacy, even though it faces the street, as well as extra space for an armchair in which to relax.

Steve says plantation louvre shutters, which feature throughout the display home, “gives the buyer ease of controlling the natural light and privacy throughout the home” while looking modern, stylish and seamless.

At the opposite end of the home, the children’s wing is a self-contained zone with the main bathroom, separate toilet, three bedrooms (two with built-in wardrobes) and a retreat area. The laundry is also located in this wing.

Children are treated with their own living area, which can be a multifunctional space for study, relaxing or playing.

“They also think it’s a great idea having a



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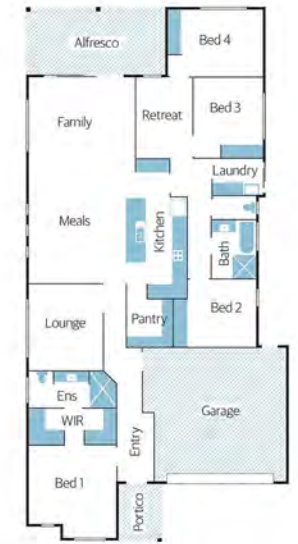
kids’ retreat area built into the passageway, near the rear bedrooms,” Steve says. “Having a well-placed awning window in the kids’ retreat also gives a great outlook into the rear garden and alfresco area while providing natural light.”

Storage solutions have also been thought about, with extra width provided in the garage.

“The niche area in the garage, next to the internal access door, gives a great space to unload school bags and shoes before entering the home or is just a great storage area,” Steve says.

Finishing it all off is the home’s modern, clean-lined facade with a large, raised portico and a mix of bricks and render, giving it smart street appeal.

## Home view



### Off the plan

**Builder** Oakford Homes  
**Design** Seaford 4 Bed  
**Price** From \$166,985 (\$226,370 as displayed)  
**Location** Vista Parade, Seaford Heights  
**Open** Sat | Sun | Mon | Wed, 1pm-4pm  
**Contact** Steve Dona 0411 634 589, oakfordhomes.com.au  
**Details** 242.86sqm total size | 182.8sqm living areas | 11.57m width | 23.57m depth | 4 bedrooms | 2 bathrooms | 3 living areas | double garage | 2.7m ceilings

## Features you’ll love

**Child’s play:** What a difference a separate, compact children’s retreat can make to “letting them off the leash” indoors. The Seaford 4 offers extra play and relaxation space adjacent to two of the secondary bedrooms, well away from the home’s principal living/entertaining zones.

**Outdoor focus:** The seamless extension of living space from the rear, open family living zone extending to the alfresco (almost 18sqm) via large glass sliding doors. The builder finished the display home’s alfresco with a tiled floor and downlights, giving it an indoor feel as well.

## Get the look

**Kitchen flooring:** Complementing a smart kitchen and open-plan living look are the hard-wearing Esagono Ash GL-Porcelain floor tiles (300mm x 600mm, model number 1000392) from Beaumont Tiles, beaumont-tiles.com.au

**Light it up:** Add a little Scandinavian style with a dramatic piece of lighting such as the Stockholm 1 Light Squat Flair Pendant fitting in natural wood with brushed chrome canopy, from Beacon Lighting. In the Seaford this features in the main bedroom. The design consists of numerous wooden slats which encircle the light globe, creating a shadow effect. beaconlighting.com.au

**Off the bench:** Kitchens can be style beacons, too, though they have to be practical first. That’s where benchtops such as the Formica Finesse Taupe Velour Pf 201 from Aldon Cabinetmakers make a difference, adding a sharp look. aldoncabinetmakers.com.au

**Old is new:** The facade features a combination of render and Littlehampton Coachhouse Block clay bricks, a large-format style (600mm x 450mm) to make a classic street statement. From Littlehampton Bricks and Pavers, littlehamptonbrick.com.au

**Glossy vanity:** A touch of class is built into the ensuite with floor-to-ceiling Devonshire Sky Gloss tiling (75mm x 300mm) from Beaumont Tiles, beaumont-tiles.com.au

