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Pictures NICK CLAYTON

Designed for family living

Catering to families with two or three children, the Meridian Oakford 14 design by Oakford Homes offers a flexible, generous layout where everyone has their own space

Some homes you walk into and they just make sense. There's a room to cater for every need, the interior is dressed with flair, and at the end of your walk-through, you think "well, that home has pretty much everything you could want" for our modern lifestyles.

Such was the case at Oakford Homes' new Meridian Oakford 14 design, which is on display at Vista at Seaford Heights.

If the name of this home sounds familiar it's probably because you may have read about this home winning a state HIA Award last year for best Display Home in the \$250,001-\$350,000 category.

The judges' comments included: "The Meridian Oakford 14 offers a unique design with the perfect blend of private and communal areas suitable to a growing family."

So what does this home offer? There's four bedrooms, two full bathrooms plus a powder room with a toilet, three separate living spaces, a polished kitchen with a walk-in pantry, an undercover alfresco with provision for an outdoor kitchen, a children's wing, an attractive master suite, good storage, 2.7m ceilings, a double garage and a striking facade with a low pitch roofline.

All of this sits within 267sqm, making it a large home that will still fit on a courtyard block.

Oakford Homes' Steve Dona says the Meridian Oakford 14 will be ideal for a family with two or three children at home.

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

The design essentially zones the home into three parts: the children's wing, the open plan living at the rear and the adults/parents' wing.

In the children's wing, set to the left of the entry, there's three minor bedrooms, all with built-in wardrobes, and a luxurious family bathroom. All open on to a private living/retreat that has a handy niche that you could turn into a study nook or integrate with shelving. It's an ideal zone for teenagers or to turn into a playroom for younger children.

"Consumers think it's a great idea having a teenage retreat area with the three bedrooms and bathroom all in one area," Steve says.

"This retreat is a great attraction for buyers with children, as it gives them a great place to play with toys and games in a central location."

It could also make an ideal space for families with elderly parents living at home or guests to have their own private area.

To the right of the entry, you pass the internal access door to the double garage which also has an access door to the rear yard.

The parents' wing is set behind this, ensuring

there's privacy and quiet from the street. The master suite offers generous proportions, with a feature partition wall framing the space and creating a walk-through robe and open shelving behind the bed. Sliding doors (optional upgrade) look out to a side courtyard and a long ensuite with a double length shower and double vanity are luxury appointments.

The central hall leads on to the third zone, the impressive open plan living which takes up the rear of the home. Here, your first impression will be the sparkling galley-style kitchen with its wide island bench, hidden walk-in pantry and laundry adjacent.

The kitchen joinery with its gloss finish, glass splashback and stylish stone benches with waterfall ends gives a great modern touch to the home.

"And they reflect the natural light from the sliding doors opposite," Steve says.

"With downlights added to bases of the overhead cupboards, it gives a touch of elegance to the overall look of the kitchen."

The hidden walk-in pantry is tucked behind the kitchen and it's a great storage solution, together with the long laundry, which sits at the far end of the kitchen and acts as an extension of the zone.

The kitchen looks out to all entertaining areas: the lounge, dining in the middle, and beyond to the home theatre which can be closed off with the set of internal sliding doors.

From the authentic laminate timber flooring to the warm yet moody tones on walls, the interior has a modern industrial vibe that complements the generous 195sqm living space.

"The home theatre is really a great room with its eye-catching huge window (optional upgrade) and built-in cupboards plus modern shelving units," Steve says.

Another attraction singled out by visitors inspecting the Meridian Oakford 14 are the wide sliding stacker doors which open right up to the undercover alfresco (outdoor kitchen provision).

"With these doors open you can really expand the entertaining and living space, and it also provides a great outlook to the rear garden while providing an abundance of natural light," Steve says.

Oakford Homes went for a modern, sleek facade on the Meridian Oakford 14 with rendered brickwork and tiled pillars to the raised portico and sleek designer awning windows. Adding these large stainless steel-framed windows to the facade underlines the modern look while providing excellent light flow inside.

"But we offer a huge range of selections for different facades to suit individual tastes and budgets," Steve says.

"Clients can choose from a simplified brick



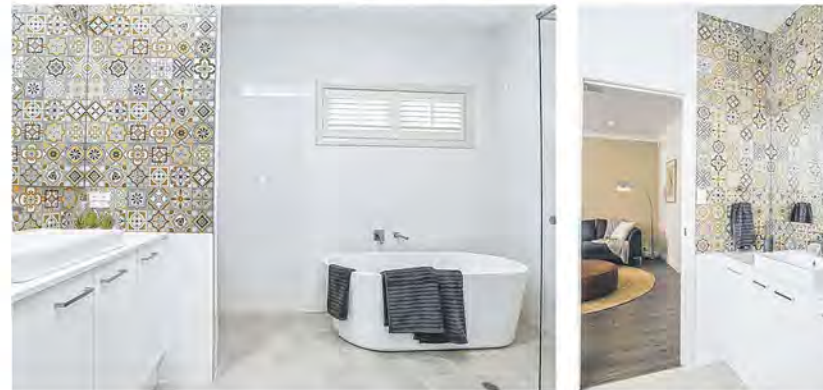
"Having an open family area and a second home theatre/lounge and teenage retreat makes this home comfortable for family living."

frontage to a more complex style with stonework/render or a combination of both."

The Meridian Oakford 14 requires a block with a minimum width of 15m and a depth of about 30m to fit with the garage on the boundary.

"However, a more comfortable fit with access down both sides of the home is a 16m-wide block about 450sqm to 550sqm, which will provide ample outdoor space," he says.

"We can amend our design to suit any block size and can make any other changes to suit individual styles and requirements."



Get the look

Light industrial

In keeping with the decor theme, a stylish Southampton six-light pendant fitting (in antique black) is suspended over the dining table featuring toughened glass and an adjustable, three-stage rod and rectangular canopy. From Beacon Lighting, Mile End, beaconlighting.com.au

Island gloss

It's easy to create a showcase kitchen when the benchtop is finished with 20mm Essastone engineered stone with slab ends. The colour here is Vesuvius, the kitchen designed and built by Aldon Cabinetmakers, aldoncabinetmakers.com.au

Middle-eastern flair

Inject interest into bathrooms with Boheme Multicolour wall tiles, 250mm x 750mm, from Beaumont Tiles, beaumont-tiles.com.au

Elegant effect

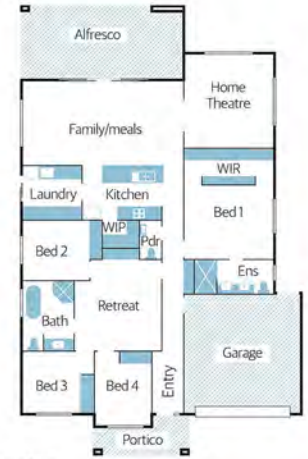
Mix up the street facade with a rendered finish and columns featuring stunning Renaissance Silver tiles (188501), 300mm x 600mm, from Beaumont Tiles, beaumont-tiles.com.au

Floating warmth

We love hard-wearing laminate flooring that look and feel like original floorboards. The authentic wood grain finish of Quick-Step Impressive Ultra Classic in Oak Brown IMU1849 adds a classic look to the living areas. From McLeay and Sons Carpet, mcleayandsons.com.au



Home view



Off the plan

Builder Oakford Homes

Design Meridian Oakford 14

Price From \$200,985

Location On display at Vista Parade, Seaford Heights

Open Sat | Sun | Wed, 1pm-4pm

Contact Steve Dona, 0411 634 589, oakfordhomes.com.au

Details 267.28sqm total size | 194.21sqm living area | 14.05m width | 22.31m depth | 4 bedrooms | 2 bathrooms (plus powder room) | 3 living rooms | double garage | 2.7m ceilings



Features you'll love

Standout style: The main bathroom is beautifully spacious and well laid out, with striking Moroccan-style tiles framing the vanity, a rounded freestanding bath, a corner shower and a toilet that's where it should be, out of sight.

Kitchen/pantry/laundry layout: love it when designers really consider how families live. In the Meridian Oakford 14 the combination of having the laundry off the kitchen and the walk-in pantry behind it is sensible and thoughtful, and will make life more streamlined when it comes to daily chores. Plus the finishes make each space look great.

Panoramic window: The vast span of glass in the home theatre gives the internal space an impressive and light feel, and you get great view of the garden.