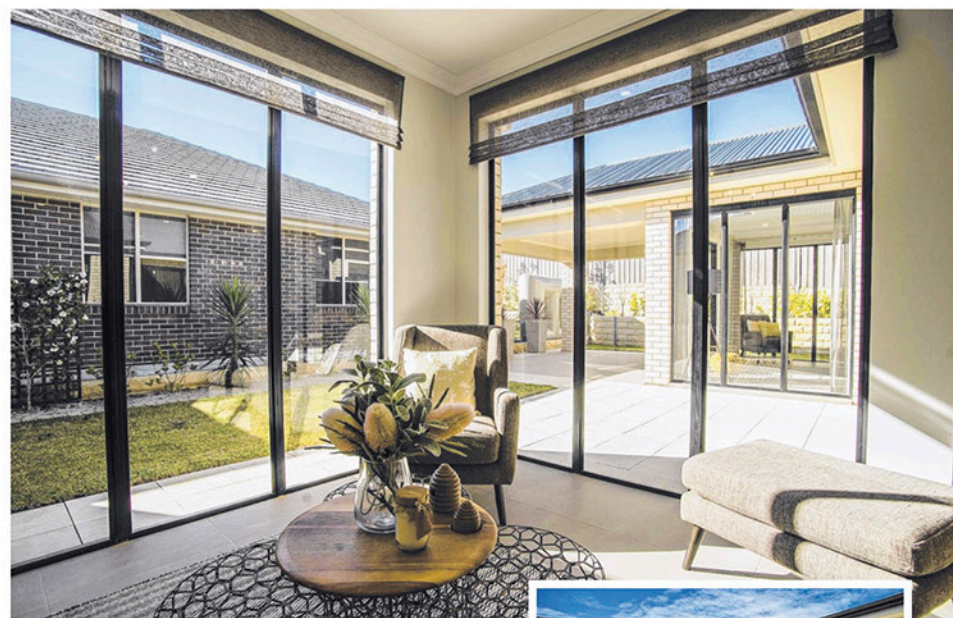


Pictures: NICK CLAYTON
Words: TRUDY ORAM

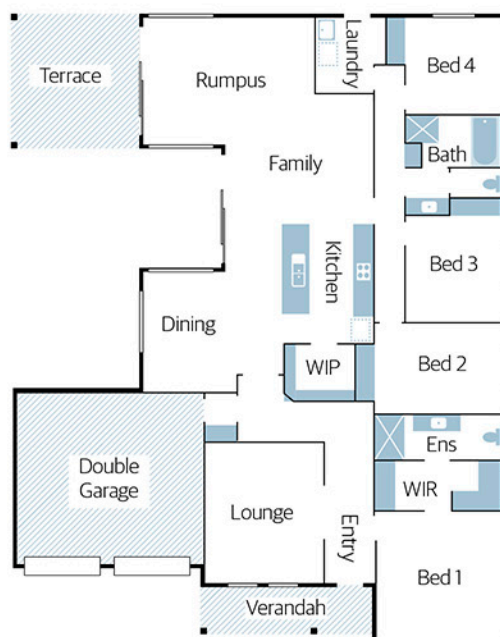
Best of outdoor living

From side courtyards to balconies to big back decks that can be used as year-round entertaining spaces, a great alfresco and outdoor zone adds value to any home. Gone are the days of outdoor areas meaning a basic patio or pergola. Now even some ensuites have their own outdoor living areas

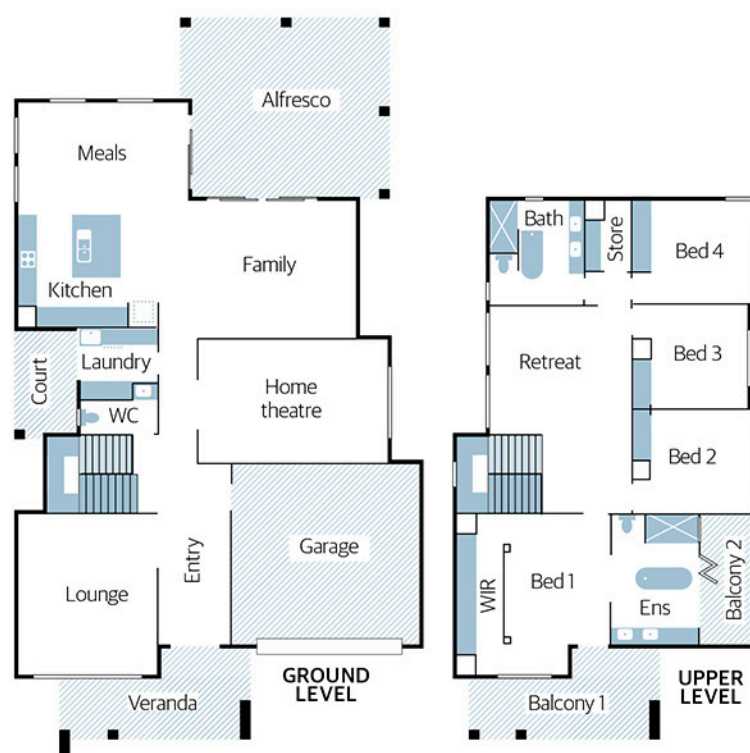


Potential plus

Sterling Homes' Tennyson 215
Builder Sterling Homes
Design Tennyson 215
Price From \$168,200 including double garage
Location On display at Mattnr Rd, Mt Barker (Aston Hills estate)
Open Sat | Sun | Mon | Wed, 1pm-5pm
Contact sterlinghomes.com.au
Details 281.68sqm total size | 216.58sqm living | 15.95m width | 21.47m depth 4 bedrooms | 2 bathrooms | 3 living areas double garage | undercover terrace



WHY WE LOVE IT:
This generous home design offers a side-facing outdoor living and garden that links to the rumpus, kitchen and dining areas. The undercover terrace is directly off the rumpus, and this and another set of sliding doors that open from the kitchen creates a great courtyard entertaining zone. Walls of glass in the meandering living spaces visually connect all rooms to the outdoors. It will be a great space to entertain large groups and hold celebrations, even if you are on a smaller block. This Sterling Homes design really shows the full potential of indoor-outdoor living.



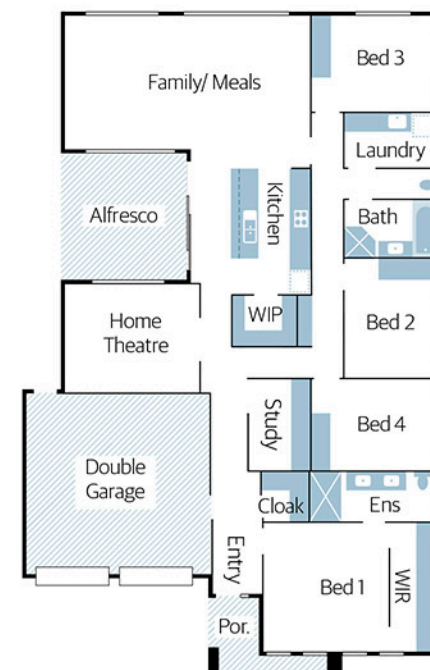
Beautiful balconies

Oakford Homes' The Luxe
Builder Oakford Homes
Design The Luxe
Price From \$365,000 (excluding alfresco)
Location On display Waterford Circuit, Lightview
Open Wed | Sat | Sun, 1-4pm
Contact 0415 602 940, oakfordhomes.com.au
Details 414.63sqm total size | 164.09sqm (lower) 136.22sqm (upper) living area | 23.6m depth 13.5m width | 4 bedrooms | 2 bathroom | 3 living areas | double garage | 2.7m ceilings (lower level) 2.55m ceiling (upper level)

WHY WE LOVE IT:
A private balcony leads directly off the luxury ensuite in the upstairs master suite... how good is that! Privacy is ensured with high slatted screens, so you can unwind in the freestanding bath as you look at the stars on balmy evenings. There's also another balcony off the master suite ensuring this is truly a parents' retreat. Downstairs, The Luxe display home also enjoys a huge rear-facing undercover alfresco (an optional extra you'll definitely want) off the family lounge, as well as a sheltered side courtyard accessed via the laundry, which will be perfect to dry clothes on wet days.



“
Unwind in the bath but still look at the stars



Open it up

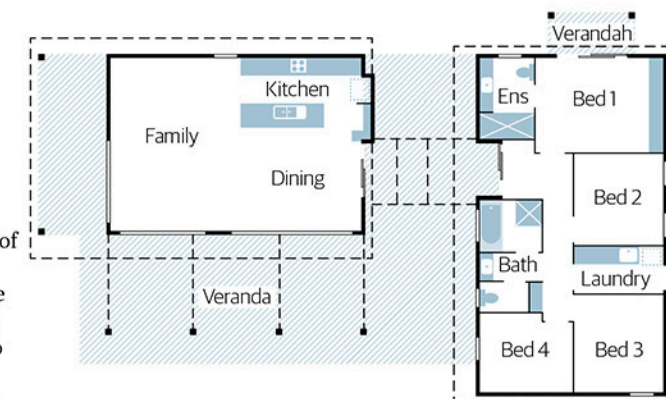
Rossdale Homes' Monterey
Builder Rossdale Homes
Design Monterey
Price From \$223,800
Location On display at Vista Pde, Seaford Heights
Open Sat | Sun, 1-5pm; Mon | Wed, 1.30pm-5pm
Contact rossdalehomes.com.au
Details 271sqm total size | 209sqm living 14m width | 21.9m depth | 4 bedrooms 2 bathrooms | double garage | alfresco 2.7m ceilings

WHY WE LOVE IT:
Make the most of a small block and let the light in with an outdoor living zone that opens straight off a stunning kitchen. The Monterey showcases a cool kitchen looking out to a central undercover alfresco, accessed from two sides (including the family lounge) via sleek, black-framed sliding stacker doors that you can open it right up when celebrating events. It features a raised composite deck, skylights in the alfresco ceiling (and also in the kitchen), downlights, and a fan – all the essentials for summer entertaining.

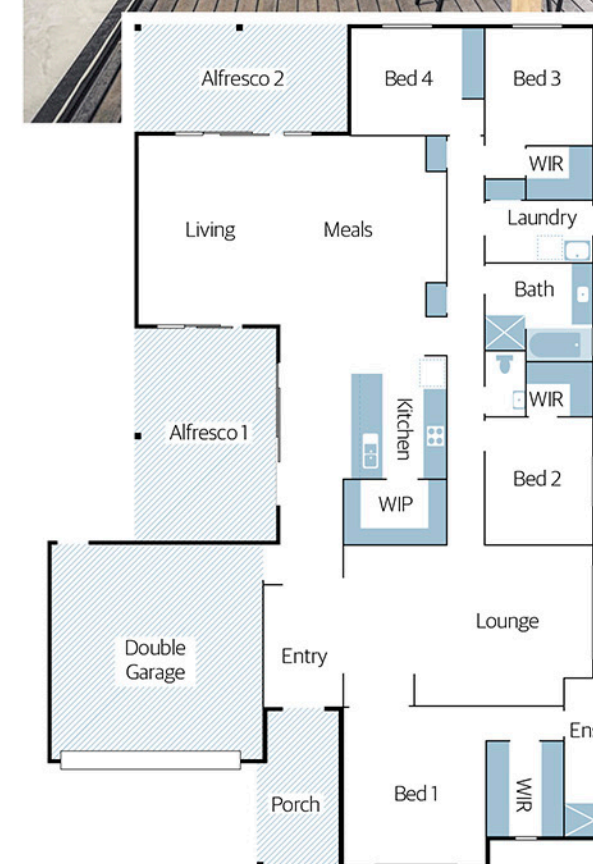
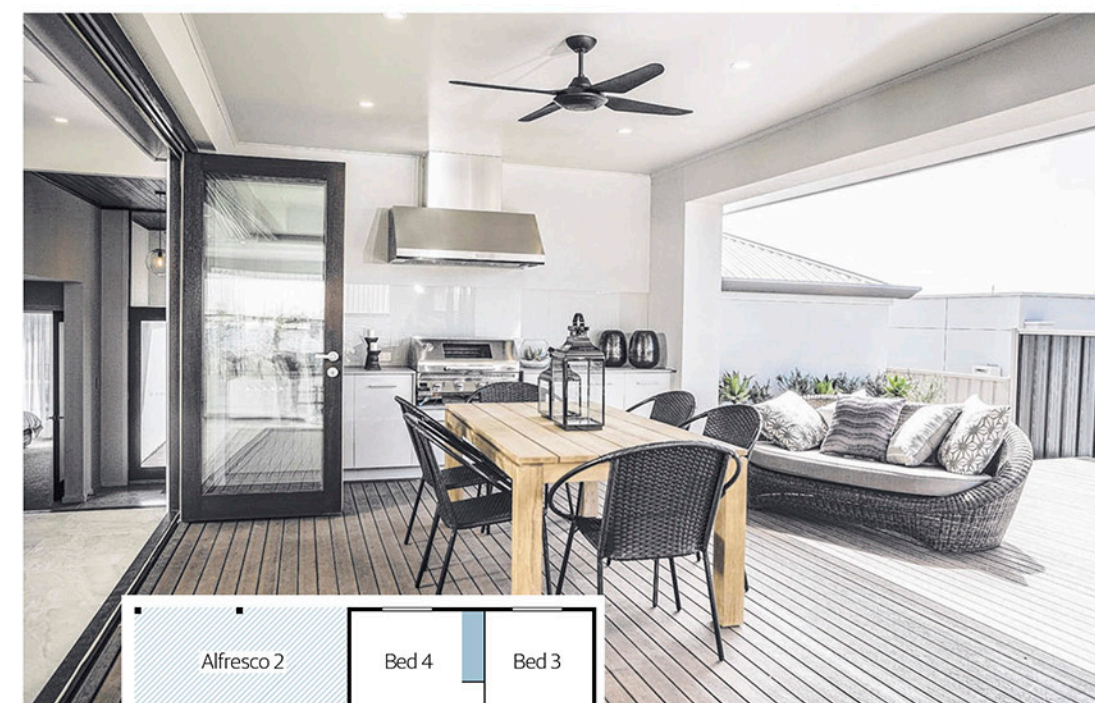


Great escape

Sarah Homes' Pavilion 140
Builder Sarah Homes
Design Pavilion 140
Price From \$103,700
Location 874 Main North Rd, Pooraka
Open Seven days | 11am-5pm
Contact 8301 8333, sarahhomes.com.au
Details 236sqm total size | 136sqm living area | 11.9m width | 19.6m depth 2.7m ceilings | 4 bedrooms | 2 bathrooms decking (optional)



WHY WE LOVE IT:
Your outdoor space doesn't need to be covered, but it's great to have the flexibility of having a sheltered area, somewhere that enjoys full sun and another zone that will be semi-shaded by an arbour and a vine. Here, a large deck wraps around and links the two parts of the Pavilion 140 design and, even though it's an optional extra, you'll want to include it from the outset. This Sarah Homes' design offers a living hub and a separate bedroom/bathroom hub, but it's the large deck where you'll spend most of your time relaxing. This is a fab summer home, whether it's near the coast or anywhere else.



Easy entertainer

Rivergum Homes' Lenswood
Builder Rivergum Homes
Design Lenswood 337
Price From \$216,200
Location On display at Aston Hills Estate, Lucerne Cres, Mt Barker
Open Sat | Sun | Mon | Wed, 1-5pm
Contact 1800 675 706, rivergumhomes.com.au
Details 336.63sqm total size | 241.74sqm living areas | 16.91m width | 24.47m depth 4 bedrooms | 2.5 bathrooms | 2 living rooms 41.43sqm double garage | 2.7m ceilings (the split enables you to have 3.6m ceilings in the entry and 3m in bedroom one)

WHY WE LOVE IT:
What's not to love, when you have the choice of two alfrescos leading off your main living zone. Follow the sun with an outdoor zone at the rear of the Lenswood, off the family living area. Then, when it's time for drinks as the sun sets, head to the alfresco directly off the kitchen zone. In the display we love how this alfresco is shown with an outdoor kitchen and decking to give a resort feel – and to set the party mood.