

HOME & life

SA'S GUIDE TO THE LATEST IN NEW HOME DESIGNS

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MICHELLE FOGDEN
OF ETTIE INK

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*EMMA (Enhanced Media Metrics Association) June 2017

HOME design

Words TRUDY DRAM
Pictures NICK CLAYTON

When the details count

Oakford Homes' mid-size Springwood 4-Bed design has ample rooms for families, but it's the smallest rooms that will wow you in this modern home

Bathrooms sell houses and in Oakford Homes' Springwood 4-Bed display at Mt Barker, it's the bathrooms which are a key selling point.

This modern mid-size design offers two bathrooms, along with four bedrooms, two large living zones and the must-have alfresco.

Both bathrooms have been given a slick New York style: white subway tiles with dark grout, matched with a soft oak-tone laminate and neutral floor tiles that are an impressive style that won't date over time.

In the master bedroom's ensuite, the long vanity with two basins provides ample access for two people getting ready in the morning, while the semi-open design of the space allows a big shower to luxuriate in.

The main bathroom is matched in the same finishes and includes a bath, an essential if you have young children, and this continuity of style is pleasant to see.

As you walk through the Springwood 4-Bed design, which is on display at Mt Barker, you'll find a high quality of finishes, restrained elegance and a light and neutral palette which leaves you free to imagine the home in your own style.

This is a medium-sized home at 262.65sqm, so it will suit a family with two or three children with the flexibility for it to be a four-bedroom home or a three-bedroom home with a separate study/home office.

Oakford Homes' Roy Mather says the Springwood 4-Bed will fit comfortably on a 15m-wide block, of which there are plenty around Adelaide and the Hills.

"A 600sqm block will be perfect for this home," he says. "The display block is 17m wide but the block can be as little as 15m wide by building the garage on the boundary."

"This home is also easily adapted to sloping land or blocks."

With a formal lounge and a double garage at the front, there's also a good deal of privacy about this design, with none of the bedrooms facing the street.

The three minor bedrooms are set toward the back and come off a hallway from the central open plan living zone. They are grouped with the main bathroom, a separate toilet and the laundry.

Private and secure behind the double garage, the bedrooms are ideally positioned for parents who want children's bedrooms safely within the backyard zone, behind fences and security gates.

Each comes with a built-in wardrobe as standard features and the dimensions of each are a good size, particularly one which is 4.2m x 3m. The master bedroom is on the other side of the

open plan living and it also offers good privacy by facing the side of the home. Here you could always create a small courtyard and swap the window for sliding doors. The layout of the master bedroom is very retreat-like as well, which is nice to see, with a two-sided walk-in wardrobe near the room entrance and the long ensuite tucked discreetly in the opposite corner with those cool subway tiles greeting you as you look down the space.

From the street, you'd never know that behind the spectacular stonework wall is the ensuite, as the high window cleverly obscures the internal view. Inside this high window acts as an architectural feature of the space, maximising the room's dimensions as well as offering a stream of natural light.

The double garage is another zone where space is maximised, with 6.1m x 6m dimensions allowing for large car parking and a recess where you can add a workbench or extra storage. Two access doors, an internal one and one to the backyard are other handy inclusions.

But it's the central family living zone where you'll spend most of your time as a family.

This extensive space has the sleek kitchen along one wall with the super addition of a butler's

pantry neatly enclosed at one end. The butler's pantry is a nice bright room with a window splashback filling it with light and its this extension of the kitchen which really adds value to the home, with so much extra storage and shelf space, plus a second sink. "The home is designed with the central kitchen being the heart of the home, allowing the home cook to still be a part of the family while preparing or cooking," Roy says.

"The kitchen overlooks the family living area and the huge meals space."

Further back the corner alfresco connects to the space via dual sliding doors.

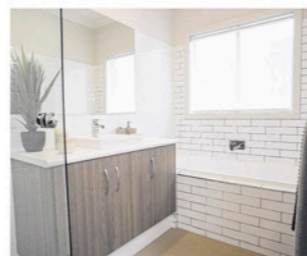
"The alfresco is a standard feature of this design," Roy says.

In the display the brick wall provides for a built-in barbecue or an outdoor kitchen to be seamlessly integrated into the alfresco.

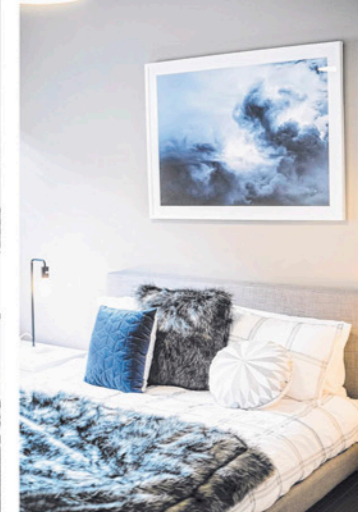
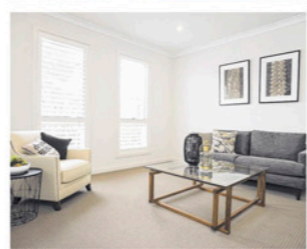
Roy says it's this "very large central section of the home, the kitchen, butler's pantry, family living and dining" that is his favourite part of the Springwood 4-Bed design.

"This area has large windows, so it is very light and bright with great views to the outside gardens – ideal home if you have views to capture," he says.

I agree but I also like that facade: sandstone is a favourite of mine and that render colour, Colorbond's Gully in half-strength, is a knockout.



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On display | Oakford Homes' Springwood 4-Bed | 5



Homeview

Off the plan

Builder Oakford Homes
Design Springwood 4-Bed
Price From \$236,525 (as displayed)
Location On display at Heysen Boulevard, Mt Barker
Open Sat | Sun | Wed, 1pm-4pm
Contact Roy Mather Ph 0409 119 211, oakfordhomes.com.au
Details 262.65 sqm total size | 197.67 sqm living areas | 14.03m width | 20.87m depth | 4 bedrooms | 2 bathrooms | 2 living rooms | double garage | alfresco | 2.7m ceilings

Features you'll love

Butler's pantry: This compact space is light-filled thanks to a window splashback and packed to the brim with convenient open shelving, a second double sink and a heap of cupboards.

Double-sided aspect: Large windows and doors on two sides of the open plan draws in the light making the already expansive space feel huge!

Striking start: We love the use of sandstone veneer on the front facade as it's such a beautiful colour and makes the cool grey render pop!

Get the look

Create an impact

The Springwood's facade is a mix of sandstone and render, with timber details. The render colour is half-strength Colorbond Gully, and the stonework is Teakwood Light with a sandblasted, flat finish.

Modern neutral

White and timber grain joinery is a modern neutral look that has lasting appeal and a nice warmth to it. The Springwood's two-toned kitchen features Formica's Warm White Gloss flat panels on underbench cupboards and Formica's Cinnamon Ash to overhead cupboards. The benchtop is Formica's Finesse Taupe in a velour finish, a rich warm tone. The kitchen was built and supplied by Aldon Cabinetmakers, at Lonsdale, aldoncabinetmakers.com.au

Timber tones

The main walk-through and living areas feature a wood-look tile called Heartwood Walnut GL-Porc, 300x600, from Beaumont Tiles.

Sleek lines

The long-line pendant above the kitchen's island bench is Ledlux Saba 1200mm, from Beacon Lighting.

Subway trend

The textured white subway tiles are Agrestic white gloss, 75x300mm, from Beaumont Tiles.

Diffuse the light

The elegant plantation shutters in the study and formal front lounge are by Decor by Choice, Encounter Bay.

