

Three of
a kind
IT'S TIME FOR A
NEW CLOCK
Donna Hay
A SLOW-COOKED HEARTY
WINTER DINNER
Focus
MAKE AN ENTRANCE



FAMILY
FAVOURITE
WANT THREE LIVING ZONES SO
THE KIDS CAN SPREAD OUT?

HOME design

Words TRUDY ORAM
Pictures NICK CLAYTON

Give kids the
space they need

A flexible design to suit homeowners at all stages of life, the Meridian Oakford 17 by Oakford Homes has large living zones and fabulous storage

When I was a teen we were lucky enough to live in a home that had three huge living zones: a family lounge upstairs, a dining/living zone downstairs, and a massive games room with two pool tables in it. It was great when my sister's or my friends came over because we could close off the doors and have the space all to ourselves. Teens need room to call their own and our house was always where everyone ended up because we had the extra space. One home design which I've come across recently that emulates the sort of space we had is Oakford Homes' Meridian Oakford 17 design. The design is currently on display at Mt Barker's Springlake development and it is a large 313.35sqm single storey home that's suited to a block with a minimum width of 18m (if built on the boundary) or wider. It offers three separate living zones: a huge open-plan kitchen/living/dining zone that opens to a rear-facing alfresco, a home theatre with elegant double doors, and a retreat zone adjacent children's bedrooms. There's four bedrooms: the master at the rear and three bedrooms coming off the kids' retreat and it's this feature of the home which makes it stand out. Its generous size makes it immediately suitable for a big family or those planning to have children, although in my mind this home would also suit multi-generational families, such as those who have children and elderly relatives under the same roof. For this reason the Meridian Oakford 17 was one of the finalists in the Sunday Mail HIA Readers' Choice Award at the 2016 HIA Housing Awards. The award looks at several family friendly features in homes such as space for extended family, security and adaptability for families. Oakford Homes' sales consultant Scott Mather says the design has been popular with a range of buyers, "from couples planning a family, through to parents with teenagers and empty nesters who have guests and grandchildren staying over". It's the adaptability of the Meridian Oakford 17 that is one its best assets as this front wing with the bedrooms, retreat lounge, a three-way bathroom and a store room could be made into a self-contained area if wished. "The front kids' retreat is a versatile space that can be used for many purposes," he says. "It is perfect as a play area for young children, as a study area for school kids or as a place for older children to hang out with friends. "We have also had a couple with elderly

parents customise the design by putting in a small kitchenette in the area and used it as a retreat for them. Off the entry hall and behind the double garage, the home theatre is another space that can be closed off from noise, making it perfect for movie or TV nights, and when you want quiet time away from others. I also like that the design has a separate powder room off the hall, making it accessible to guests when they come over and leaving the two other bathrooms for the family's privacy. "The kitchen/meals/living area is the main hub of the house where the family will cook, eat and entertain," Scott says, of the third living zone. Sitting to one corner of the open plan, the kitchen is a delightful mix of traditional meets modern, and the layout is one that offers an easy flow through to the walk-in pantry behind it, which is a fabulous find. The stone-topped island bench is ideal for entertaining and includes an inset double sink, while a bank of cupboards on two walls, with the fridge on one side and the cooker on the other, creates the ideal work triangle when cooking. "The layout is perfect for entertaining guests," Scott says. "The large kitchen island bar is central and gives easy access to the living, meals and alfresco areas." Between the cupboards, a sliding cavity door means you can close off the walk-in butler's pantry, and in here you'll find there's a handy second double sink and provision for the dishwasher, so all the kitchen mess can go straight into this zone. What I think is great about this pantry is it leads on to the laundry, making this entire utility area highly functional and connected. It means you can hide away the dirty laundry, so family and guests don't need to pass it as they walk through your home, which I always find rather distracting. Another cavity door closes the laundry off and with its access outdoors and a handy recessed zone, you can have the washing line directly outside of it. To the left of the kitchen, the dining area is a generous space and sliding doors lead out to the 6m x 4m undercover alfresco, with direct line of sight from the kitchen. The family lounge is the third zone within the open plan and in this display it centres around the wall-mounted gas fire and tiled surround. Made snug with a large lounge and views out to the backyard, it's a cosy part of this larger space. Throughout the design, storage has been extremely well integrated. All bedrooms have

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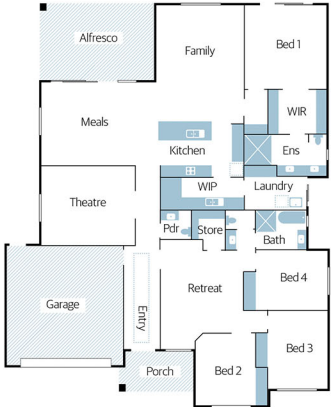


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wardrobes, including a large walk-through robe in the master bedroom. There's also separate linen cupboards, one off the main hall and a second at the entrance to the master bedroom, which is a clever spot to add extra storage. It also adds another element of privacy to the master suite. "The many linen cupboards and store room have been very popular," Scott says. And I can't forget to mention the rear-facing master bedroom. With sliding doors opening the bedroom out to the backyard (which wins me over every time), it makes this space very retreat-like when there's a private garden to look out at. "Because the Meridian Oakford 17 is a family house, the master suite with large ensuite is an important feature," Scott says. "As the homebuyer often inhabits in the master suite, features such as large walk-in robes and luxurious ensuites are becoming more sought after. It provides parents a place to relax and escape the busy family bathroom."



On display | Oakford Homes' Meridian Oakford 17 | 5



Homeview

Off the plan
Builder Oakford Homes
Design Meridian Oakford 17
Price From \$320,975 as displayed
Location On display at Heysen Boulevard, Mt Barker
Open Sat | Sun | Wed, 1pm-4pm
Contact Roy Mather 0409 119 211 or Scott Mather 0430 020 017, oakfordhomes.com.au
Details 313.35 sqm total size | 241.96 sqm living areas | 17.03m width 20.99m depth | 4 bedrooms | 2.5 bathrooms | 3 living rooms double garage | 2.7m ceilings

Features you will love

Fire up: There's nothing like standing in front of the fire on a chilly day and I love how this wall mounted gas fire adds a sleek look.
Self contained wing: With a retreat lounge, a three-way bathroom, store room plus three bedrooms in one part of the house, this zone could easily be self-contained, just add a kitchenette and you're set.
Large walk-in's: Where do I start, the walk-in robe is so wide and has a double door entry, then there's the kitchen walk-in pantry that extends (but can be closed off) to the long laundry. It's an excellent use of space and my favourite in this home.
Flexible position: The Meridian Oakford 17 suits suburban living and new estates but also large, rural blocks due to its wide frontage. Scott says the plan can be easily modified to suit sloping blocks as well.

Get the look

Timber treatment
Oakford Homes always showcases beautiful floorboards and these are Colonial spotted gum floorboards, supplied by McLeays, mcleaysandsons.com.au
Black point
Adding a point of difference to the bedrooms are the black frame wardrobe doors, which smartens up the spaces. These are from Stegbar, stegbar.com.au
Sparkling tap
The kitchen mixer is Dorf's Viridian Chrome sink mixer tap, supplied by Routeleys, routeleysonline.com.au
Smooth creams
The benchtop is 20mm Essastone in Bianco Venato. The cupboards are Formica's warm white. The kitchen was designed and built by Aldon Cabinetmakers.
Add some glass
Hanging above the benchtop are three Ando pendants in marble/glass, from Beacon Lighting, beaconlighting.com.au
Modern traditional
The exterior features blend of modern elements and a traditional style brick. The rendered finish is in ¼ strength Colorbond's Basalt; the bricks are Littlehampton's Coachhouse brick, and the roof and fascias are also in Colorbond's Basalt.
Warm up
The fireplace is the Studio 2 Electric Fire - Verve Edge, with tiled chimney breast, supplied by Mt Barker Landscape Centre.

