

My Place

AT HOME WITH ADELAIDE
FESTIVAL'S DEPUTY CHAIR
MARK RODERICK

Build journey

LIVING AN ENERGY-EFFICIENT
SUSTAINABLE LIFESTYLE

Delicious recipes

BAKE UP LUNCHBOX TREATS

HOME design

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Home goals for the future

If you're a keen forward planner, Oakford Homes' Parkway design will tick all the boxes, whether it's your first home or your forever home

As someone in their mid-twenties, a family home may not be quite on my radar just yet, but that doesn't stop me contemplating what my future home may look like.

While it's easy to get caught up on the interior finishes and fixtures, there are a few staple features that never budge in my mind – a flexible floorplan and low-maintenance living.

While they may seem like unexciting features to fixate on, they are also two of the most important, especially when considering building a home that will grow with you, particularly if you are thinking of having children in the future.

Now, as someone who hasn't even entered the housing market, it might sound slightly ambitious to think this far ahead. But having just worked in the real estate news round for the past year, I've learned a few things about what makes a family work.

With this in mind, I planned to put Oakford Homes' Parkway design through its paces when I visited the display home at Bluestone estate at Mt Barker.

This four-bedroom, two-bathroom, 233.19sqm design certainly packs a punch considering it's built to suit a courtyard allotment, measuring 11.60m wide and 23.87m deep, including a double garage.

As land sizes become smaller, these features alone get a tick of approval, even before walking through the Parkway's front door.

Stepping into the front foyer it's clear there's plenty more that makes this design a standout family home. Although displayed as a four-bedroom, two-living area design, the Parkway offers homebuyers an abundance of flexibility. Two rooms in the centre of the home, shown as a home theatre (with double doors that can be closed) and a bedroom with storage, could be used for a variety of purposes, such as a playroom, a nursery, a library or a TV room.

Oakford Homes' sales consultant Roy Mather says this flexibility makes the Parkway design ideal for a variety of buyers, from those looking to purchase their first family home right the way through to downsizers.

"This home can assist a variety of lifestyles, dependent on the need of the buyer," he says. "From the flexibility of those wanting to convert a bedroom into a study or the home theatre into a formal dining or playroom for the children."

I'm a big fan of practicality, but I'll never look past the visual appeal of a space. So, walking down the hallway into the Scandi-style kitchen, you can imagine my delight.

There's an attention to detail in this kitchen that you would expect from a high-end build, with ash-tone overhead cabinets, crisp white Essastone benchtops and a sleek industrial-style pendant light over the breakfast bar.

These features make the space attractive, but the biggest standout is the walk-in butler's pantry at the far end. As a would-be first homebuyer, I often think I'll miss out on some of these dream features, but the Parkway proves otherwise.

"Butler's pantries are definitely becoming more popular in the modern home as they offer additional storage space, a place for hidden food preparation and a better way to organise bulky kitchen appliances while also adding to the luxury factor of the property," Roy says.

Looking out over the breakfast bar to the combined family and meals area, you'll notice your eyes drawing up to the ceiling. While cornices and curtain rails have never been features on my radar, the Parkway suggests they definitely should be. By cleverly hanging the curtain rails near the 2.7m ceiling and using square-set cornices, the family and meals area feels as though it's almost doubled in size with an increased sense of height and space.

Oakford Homes' selections consultant Casey Wood says choosing square-set cornices and high curtain rails are two trends proving popular with home buyers at the moment.

"They give the impression of clean lines and higher ceilings, which is a very popular addition to modern homes. This is an optional upgrade to a standard cornice," he says.

The Parkway's crisp white interior amplifies the spaciousness of this room, while floating laminate floors give that necessary dash of warmth. The materials selected in this space are visually appealing and they're also incredibly low-maintenance for cleaning – another tick of approval.

Casey says while the Parkway is designed for space-efficiency, that doesn't mean you lose out on any popular features, particularly when it comes to entertaining. Whether you decide to entertain inside or slide open the stacker doors to the undercover alfresco area, which is a standard inclusion in the design, it's easy to imagine yourself hosting friends for weekend barbecues.

I could go on about the kitchen and entertaining areas, but it's important to not neglect the private quarters, such as the master suite, in this design too.

"The master suite is great, being just over 4m x 4m with big front-facing windows offering plenty of natural lighting," Roy says.

"It presents a great 'his-and-her' walk-in robe, which leads into the spacious ensuite."

The ensuite features a large vanity with oodles of cupboard storage and benchspace on either side of the sink – another tick from this skincare connoisseur – while a double shower can be found at one end and the toilet at the other.

Just down the hall, a second bedroom is opposite the home theatre and keeping it separate from two other bedrooms, gives the homeowner a range of options to change it up and use it for

Convert a bedroom into a study or the home theatre into a formal dining



They give the impression of clean lines and higher ceilings, which is a very popular addition to modern homes. This is an optional upgrade to a standard cornice

something else, be it a home office, a hobby room or a guest room.

A secondary hallway, located opposite the family and meals area, leads to two more bedrooms, each with built-in robes, the laundry and the main bathroom.

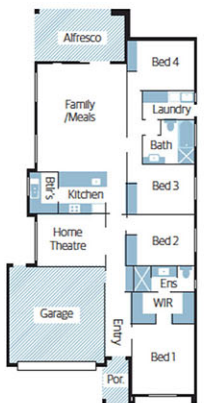
While I'm impressed by the size of the bedrooms, the placement of the laundry is another tick of approval. Whether you have children or guests, the laundry's proximity to the bedrooms and bathroom ensures there's no excuse for piles of dirty clothes.

The main bathroom is another delight and offers a crisp white interior, contrasted by terrazzo floor tiles and comes complete with a bath, a shower, a vanity and a toilet.

So for families, the Parkway ticks every box when it comes to what you may want in a home. Offering 174.09sqm of living space, a flexible floorplan and a contemporary facade and interior, it's easy to imagine yourself comfortably living in it as a first homebuyer and even years down the track with a family – truly offering the best of both worlds.



On display | Oakford Homes' Parkway design | 5



Homeview

Off the plan

Builder Oakford Homes
Design Parkway
Price From \$220,125 (as displayed)
Location On display at Bluestone, East Parkway, Mt Barker
Open Sat | Sun | Wed, 1pm-4pm
Contact Roy Mather 0409 119 211, Scott Mather 0430 020 017, oakfordhomes.com.au
Details 233.19sqm total size | 174.02sqm living areas | 11.60m width | 23.87m depth | 2.7m ceilings | 4 bedrooms | 2 bathrooms | 2 living rooms | double garage/ carport

Features you'll love

Space efficient: The Parkway's 11.60m width and 23.87m depth make it ideal for a courtyard allotment, all while including four bedrooms, two bathrooms and two living areas.

Flexible floorplan: Whether you're a first homebuyer, a family buyer or a downsizer, this design has every ability to adjust to your lifestyle's needs thanks to a flexible layout and spaces.

Outstanding kitchen: The inclusion of a butler's pantry off the kitchen takes this home to the next level, not to mention the sleek benchtops and ash-toned cabinetry.

Entertain away: Whether spending time with friends in the open-plan family and meals area, enjoying the last of the warm weather on the alfresco or nestling down to watch a movie in the home theatre, there's plenty of space to unwind in the Parkway design.

Get the look

Sleek lines

There's something classic about natural stone benchtops. The kitchen features an engineered stone, 20mm Essastone in Perla Venato with a pencil edge, by Aldon Cabinetmakers. It offers the look of a natural stone at a more affordable price.

Industrial chic

While a crisp kitchen looks fresh, it's important to break it up a little and what better way than incorporating a sleek pendant light such as the LEDlux Contempo dimmable black pendant by Beacon Lighting. It polishes off the space with angular finesse and a luminous glow.

Low-maintenance

The Parkway's gorgeous ash floors may look like hardwood timber, but are instead Longridge's 193mm laminate floating floors in the colour safari, and are a more low-maintenance option. They are from McLeays.

Street appeal

Simple, but effective, the Parkway's smooth facade is rendered in the colour Dewkist, by Solver Paints. It is contrasted by the timber-look panelled garage door and front door, and windows and the low-pitch roofline trims in black.



Wishlist
GREY
OBSESSION

FUTURE GOALS

A FLEXIBLE FLOORPLAN THAT WILL
ADJUST TO LIFE'S CHANGES WITH EASE