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Small block a test of designer creativity

■ Maya Anderson

Many people might not even be able to comprehend building on a block just 160sqm in size, but doing so was no problem for Devrite Homes of Distinction, with the end result a stylish, contemporary and practical home with 287sqm of floor space and an open feel.

Just completed, the house is moments from the river's edge on a subdivided rear block.

Devrite Homes of Distinction co-owner Jay Mangano said the owner wanted to make the most of her huge block for superannuation purposes and so subdivided and developed the land at the back.

Entry is to the side of a double garage down a walkway, which gives the home a feeling of a retreat.

The front door opens on to an open-plan kitchen, living and dining area.

Large windows connect the living areas to the outdoor entertaining area, creating an open and light feel.

Polished light-coloured bamboo floors add to the sense of space.

The kitchen is white and light with white stone benchtops.

There is a built-in handbag-dropping area with a drawer for mobile phones and odds and ends.

Around the staircase is built-in storage and space for an under-stair wine rack.

Mrs Mangano said the very small block meant extra creativity had to be put into the design.

One of the more quirky yet very practical features was the ground-floor powder room, just by the entry into the large double garage.

"One of the good things about this is that when you come home from work and need to use the toilet first thing, it's

right there," she laughed.

The home was designed to give separation between the main and minor bedroom wings.

On the first floor are two generously sized minor bedrooms, a fully tiled family bathroom with floating vanity and LED lighting, powder room, large storage cupboard and a second living area.

This has a study area, balcony and kitchenette with stone benchtops.

The uppermost floor was designed to be a true retreat and has a surprise at the rear — an enclosed, rooftop-style entertaining area.

Private with rendered walls enclosing it, it has views across to the steeple of a church in the vicinity and across the lush treetops of the zoo.

Nearby is the laundry, thoughtfully placed.

It is close to all bedrooms and with close by access to the rooftop alfresco area, where



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clothes can be hung in a corner.

At the front of this floor is the main suite with large walk-in robe and fully tiled ensuite with glass-fronted shower and twin vanity with stone benchtop.

A balcony off the main suite catches the cooling breezes and gives a river glimpse.

The home, by Devrite Homes of Distinction, is on the market.

It is open to the public today and tomorrow, from 2-5pm, and is open by appointment any time.

CONTACT Devrite Homes of Distinction, 9361 1131.



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