



This inner-city home is a marvel of small-lot living and incorporates an upside-down layout.

Small lot no barrier to lots of big ideas

GEMMA NISBET

Sitting on just 160sqm of land that is only about 6m across at its widest point, this inner-city home is a marvel of small-lot living, with builder Devrite Homes of Distinction having managed to strike a balance between the owner's requirements and local government regulations.

"The most challenging aspect of the building process was working the client's requirements for a view of the city into a design that already pushed the boundaries of council height regulations," Devrite's Jay Mangano said.

"But in the end it all worked out perfectly."

The resulting home incorporates two bedrooms, two bathrooms and ample living space over two levels plus a loft, with the latter providing extra floor space while keeping the home from falling foul of height restrictions.

To make the most of the city views, the home has an upside-down layout, with the main living areas on the upper floor. The ground floor consists of the minor bedroom, bathroom, laundry and kitchenette, under-stair storage and a lounge room that steps out to a courtyard garden at the rear.

High ceilings and doorways provide the impression of space while a Japanese bent to the interior design — including the custom-designed Shoji doors to the downstairs bathroom — adds interest.

Upstairs, the main living area is open-plan and incorporates a dining and living room that opens out to a balcony. This space is overlooked by the kitchen, which has a U-shaped bench, lots of storage including overhead cabinets and stainless-steel appliances.

The main suite is also on this level and has a bedroom, ensuite, walk-in robe and additional balcony. The bedroom, like the rest of the house, was oriented to capture passive-solar benefits, Ms Mangano said.

"Its north-south orientation contributes to the five-star energy rating of the home by catching the warmth of the winter sun while avoiding the worst of the summer heat," she said.

From the second-floor living area, a helical staircase leads to the loft, which serves as a music studio.

The home was an entry in the 2010 HIA-NAB Perth Housing Awards.

