

## Small

### MAYA ANDERSON

A block just 287sqm in size proved little barrier when it came to creating a house with a feeling of space and openness in Mt Claremont.

Owner Ed Mangano asked Devrite Constructions to design his ideal house for him. He wanted a three-bedroom, two-bathroom home with an open-plan living area, kitchen and dining room, second living area, a big hall, a double garage and a pool. He was adamant that the house not feel small despite the number of rooms he wanted on the relatively small block.

"I didn't want it to be a cramped house," Mr Mangano said. "The floor space of the house overall is around 300sqm."

"I didn't want a project home that I would have to alter to suit what I wanted."

Working in conjunction with designer Dean Bell, Mr Mangano added to his wish list of features. "The house had to be low-maintenance, with water-wise gardens, open plan, with the main living area downstairs, a guest suite upstairs, and with toys — I wanted good wiring and data cabling," he laughed. "I also hate



An upstairs open-plan living area in this Mt Claremont home includes a library, study area and lounge.



# block, big space



**This spacious three-bedroom home is built on a block of just 287sqm.** Pictures: Michael Wilson

carpets, so I wanted porcelain tiles.”

Five months ago, the house was completed to all of Mr Mangano’s specifications.

The spacious and uncluttered front entry hall enhances the sense of space

in the home, with a wide staircase and a two-storey void. Upstairs is an open-plan living space with bamboo flooring that houses a library, study area and a lounge by the fireplace. This level also contains two guest

bedrooms with a fully tiled semi-ensuite between them containing twin vanities, a bath and a glass-fronted shower.

The main suite is on the ground floor for ease of access as Mr Mangano gets older. This room has a built-in robe that reaches to the ceiling.

“I don’t like to waste space and in this house I tried to utilise every square inch of space I could,” Mr Mangano said.

The ensuite is elegant, fully tiled with glamorous lighting, a spa bath, his-and-her vanities and abundant storage beyond the mirrored cabinet.

The entry hall’s porcelain floors flow into the big open-plan kitchen, living and dining room at the rear of the residence.

“I like porcelain tiles because they are very easy to clean,” Mr Mangano said.

The kitchen is sleek and elegant, with stainless-steel appliances, a tiled splashback, essa stone benchtops and a central island bench.

“A friend of mine helped me design the kitchen and gave me lots of ideas,” Mr Mangano said. “Instead of a pantry we put in a work centre with an appliance cabinet, with food in drawers for easier access.”

Bi-fold doors between the dining area and kitchen open on to the covered alfresco area, which is positioned by the concrete pool.

“I have five children plus grandchildren, so I wanted the living space to be designed so it could be opened up with the alfresco and made even bigger for when they all come over,” Mr Mangano said.

A bi-fold window in the kitchen can be pushed aside so that plates of food can be put on a serving ledge outdoors. A glass fence separates the pool from the alfresco area.

Also on this floor is a laundry with external access, a powder room with an elegant vanity, and access to the double garage, which has a particularly high ceiling for bigger vehicles.

The house has ducted vacuum, security and data cabling through the bedrooms.



**The home is open by appointment. Contact Devrite Constructions on 9362 5416 or [www.devrite.com](http://www.devrite.com) for inquiries,**