



The glamorous kitchen overlooks the living area. Pictures: Joel Barbitta



Novel spatial solutions

Tamara Hunter

The builders of this mirror-image pair of three-storey luxury townhouses have turned the dual challenges of tight blocks and a laneway location into a high-spec development which uses every possible centimetre of land and every shred of light to maximum advantage.

HIA Perth Housing Awards 2013

Category Townhouse/Villa Development; Custom Built Home \$475,001 to \$625,000 and Townhouse/Villa \$450,001 and Over
Company Devrite Constructions
Phone 9361 1131
Location South Perth

With only 160sqm to play with on each lot, builder Jay Mangano, of Devrite Constructions, had to find novel answers to the space restrictions.

He and the owner decided a three-storey design was required in order to incorporate everything on her carefully thought-out wish list — a set of practical and aesthetically pleasing features driven by her desire to sell one of the townhouses and keep the other to live in.

Top of the list was privacy. “In this case for both units the owner was very conscious of security, because of being down the laneway,” Mr Mangano said. “It was very much about maximising the land space, but it had to feel secure and comfortable so far as not having her privacy invaded. With the way they’ve been constructed, from boundary to boundary, we’ve achieved that — particularly upstairs.”

Thanks to high walls and an innovative top-floor garden with a washing line and gas, power and water connections for a future outdoor kitchen, the owner now has the secluded retreat she was after — along with an unusual sky-high laundry arrangement. The traditional ground-floor approach has been abandoned, with the upscale laundry placed on the third floor, right next to

the outdoor garden. The inversion ensures the attractive rear yard and covered alfresco area downstairs remain streamlined and free of unsightly intrusions.

Inside the house, Devrite has made the most of the space under and around the stairs by creating a series of handy storage and utility solutions.

Mr Mangano has extended the kitchen’s wide, lush stone benchtop into the lower staircase to create a drawer for phone and tech accessories and — at the owner’s request — incorporated a powder room under the stairs but accessed via the lock-up garage.

The ground floor is taken up with the open-plan living zone, with a glamorous galley kitchen overlooking the meals and living areas. Big windows and stacking doors, complemented by caramel-coloured bamboo floorboards, neutral colours and a glass and stainless-steel balustrade, harness the natural light and create a sense of space.

The second floor has two generous minor bedrooms with built-in robes, a roomy relaxation area with a kitchenette and a balcony, a second powder room and the main bathroom. The main suite, on the top floor, has a big walk-in robe and a balcony with river glimpses.

Each townhouse has more than 280sqm of living space.

