



In keeping with the local neighbourhood

+ BY KAITLIN OKELY

If you strolled the residential streets of Subiaco you would be reminded of days gone by, where homes were boarded by white picket fences and families enjoyed sitting on the verandah watching the people pass on the street.

In the creation of a brand new home in the suburb it was important luxury builder Grandwood by Zorzi matched the new build to the feel of the rest of the street.

“Being in Subiaco the style of the home is fairly well set to a large degree and those looking to buy into the area and build would be well advised to engage with a builder or architect before they commit, to determine what they can and can’t do,” Zorzi Design and Development Manager David Reynolds said.

“We find that while the residential planning codes provide the basis of what

is possible, the individual town-planning schemes can vary and what may be allowed in most other councils can be very different in Subiaco.”

Mr Reynolds said the client was eager to stick with the theme of other Subiaco houses, resulting in a Hamptons-styled, single-level home from the front, with a double-level section at the rear, unseen from the street.

This worked well on the 500sqm block, which is only 14m across, but extends 40m deep.

With clean lines, a shingle roof, timber columns and an uncomplicated colour palette, the front facade has a distinctly understated sophistication about it that harks back to a bygone Australian era.

“From the front of the home you would be forgiven if you thought this was a typical Subiaco cottage that had been restored,” Mr Reynolds said.

High ceilings and stunning dark timber greet you as you enter the home.

Pass the entry hall and you are led either upstairs to the bedrooms, or downstairs



into the open-plan living and kitchen area that expands into a space much larger than expected.

"The kitchen is completed in a white colour palette that gives a real sense of coastal Australian meets Hamptons in my opinion," Mr Reynolds said.

"The extensive use of white combined with stunning hues of blue and offset with wide timber boards makes this area feel like a holiday and somewhere that people would like to return."

This is the perfect entertaining space as the living room expands out onto a very generous, protected alfresco.

Sitting adjacent to a shimmering, below-ground pool, the alfresco works as a major entertaining hub complete with outdoor kitchen, shutters, ceiling fan and skylights.

This focus on maximising lifestyle extends inside with large and comfortably carpeted bedrooms, a generously sized home office with integrated work spaces and storage



and an unbeatable walk-in robe in the master with rows upon rows of storage.

The bathrooms are steeped in pure luxury, with lacquered cabinets and stone benchtops just like the kitchen.

A deep jet bath and roomy shower feature in the ensuite.

Mr Reynolds said while the team found the

new build easy enough, there was an extra challenge before beginning.

"Probably one of the main challenges was ensuring the home that was demolished did not have any significant heritage value," he said.

"In many of these projects where the homes in the area are of a period nature, there has more than likely been several

additions, renovations and restorations, and it is our role, along with our heritage specialists, to go through the home and determine what we can save first before designs start."

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