



Luxurious family nest in Floreat + BY CHLOE VELLINGA

With the kids frequently moving in and out of the family nest, the owners of this Floreat home knew they needed to build something that would be comfortable for an ever-changing array of boarders.

Hoping to downsize from their previous large family home into something a bit more manageable with less maintenance, the couple decided to enlist the help of custom build expert Grandwood by Zorzi to design their new dream abode.

Grandwood by Zorzi Design and Development Manager David Reynolds told *New Homes* the couple had built before and had a clear vision of what they wanted to achieve on their narrow lot in the sought-after Perry Lakes estate.

"Externally, the homeowners wanted a

modern rectilinear design that needed to fit within the estate guidelines while providing some individuality and warmth through the materials used," he said.

"The combination of muted tones blended with stone cladding and the estate's existing limestone walls helped to tie the design together."

The home epitomises luxury, from the honed aggregate and travertine exterior surrounds to the dark timber veneer cabinets, under-stair cellar and stunning Caesarstone benchtops in both the galley-style wet kitchen and the magnificent formal kitchen located in the heart of the home.

The unique entry foyer is not only an incredibly well articulated play on traditional residential design, but also doubles as a wonderful talking point as guests visit the home for the first time.

"The curved wall in the entry foyer was designed to move away from the traditional straight lines and provide

a sense of volume and space in what would otherwise be a narrow space," Mr Reynolds said.

"Made from brickwork and plastered, the wall's curve is highlighted by the wallpaper, as having all white walls can sometimes lose that effect."

The home's three bedrooms are conveniently split between each floor for added privacy, with the master suite taking full advantage of the spectacular views over the alfresco, manicured gardens and sparkling gas-heated plunge spa below.

"The master suite is reminiscent of a hotel suite, with an expansive custom walk-in robe and ensuite that incorporates a very modern European-style shower room with frameless glass," Mr Reynolds said.

"Further to the ground floor, there are two junior bedrooms complete with their own ensuite and custom built-in robe."

In the heart of the home, entertaining is a breeze thanks to the flawless indoor/outdoor living layout, with a large set of

stacking doors allowing the homeowners to move freely from one zone to the next.

Utilising every square inch of the property, the team at Grandwood by Zorzi pushed the built-in alfresco cooking station to the boundary, which has allowed for extra seating room, and installed a striking lightweight motorised louvred roof above.

"The louvred roof means the homeowners can cook outdoors on balmy summer nights under the stars, but if the weather isn't so kind, the roof automatically closes thanks to its rain sensors, meaning it is a space you can enjoy all year round," Mr Reynolds said.

"The benchtop has been delivered with a very urban concrete finish, and the clients specifically wanted two built-in Webber Q barbecues incorporated in the design."

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