



Cottage lot luxury

BY KAITLIN SHAWCROSS

Loosely meaning ‘the complete package’ in Italian, The Pacchetto from Grandwood by Zorzi offers much more on a small cottage lot than most would expect.

The owners were looking to downsize from their large family home, but were still after the spaciousness they had become accustomed to, only without the extra rooms to clean and maintain.

Zorzi Builders Business Development Manager David Reynolds said the brief asked for a home that had the low-maintenance elements of an apartment lifestyle.

“The owners are property developers and have many years of experience in luxury apartments,” he said.

“They recognised that while many people like the concept of an apartment, there

are an equally large number of people that want the benefit of apartment living but still wish to own their own land – The Pacchetto was designed to fulfil those client’s needs.”

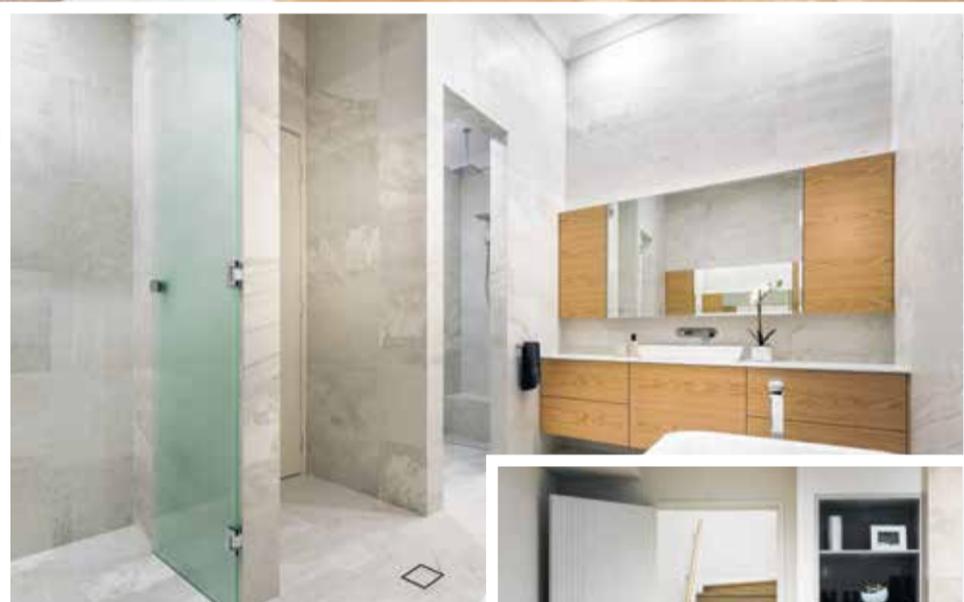
Set on a cottage lot in Subiaco, the home has intimate outdoor areas filled with lush gardens and a subtle yet voluminous water feature, all of which are easy to maintain.

Inside, the owners were after apartment living on the ground floor with two bedrooms, two ensuites, a powder room, large laundry and an open-plan kitchen, dining and living room.

Upstairs sits a fully self-contained space that can be rented out for additional income or offered to guests.

Since the apartment is equipped with everything one needs, including a washer/dryer, it is ideally suited for couples with a teenager still living at home who may seek independence.

“The apartment and home have been set up so they can be separated in terms of utilities including power, gas and water,

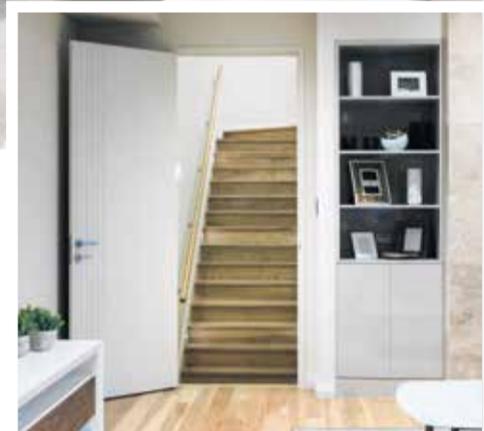


which is also clever,” Mr Reynolds said.

The house wraps around a central courtyard and takes advantage of the northern light through a skillion roof line and motorised louvres.

The 40-course ceiling gives the home a real sense of space and volume, helping to achieve the owner’s vision of a spacious yet smaller home.

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“All of the finishes and fixtures have an earthy tone to them, making it easy for someone to swap art or furniture around to make a major impact while ensuring it all blends,” Mr Reynolds said.

Key rooms have the ability to transform and be used for several purposes, rather than just being designed for one use.

Mr Reynolds said he found creating larger, multifunctional rooms more effective than lots of rooms with wasted corridor space when there was less area to work with.

The owners have rear lane access to a triple car garage that sits under the second-floor apartment.

By placing the garage at the rear of the property, Grandwood by Zorzi has maximised street appeal with a frontage that is not dominated by a garage.

The Pacchetto is open Wednesdays, Saturdays and Sundays from 9.30am-12.30pm, or by appointment, for a limited time only.

“From the front you think you are walking into a worker’s cottage, however the moment you walk through the front door you are struck by the volume and space,” Mr Reynolds said.

“A common comment is that it just seems to keep going, and although it feels homely it still has all the hallmarks of a family home.”

The kitchen, living and dining opens up completely to the tiled alfresco, which incorporates a spectacular custom barbecue cooking station complete with Gaggenau oven and warming draw.

All of the cabinetwork, from the his and her walk-in robes to the kitchen and laundry, are lacquered and include Gaggenau appliances.



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