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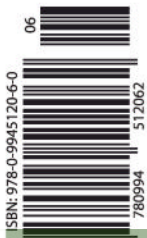
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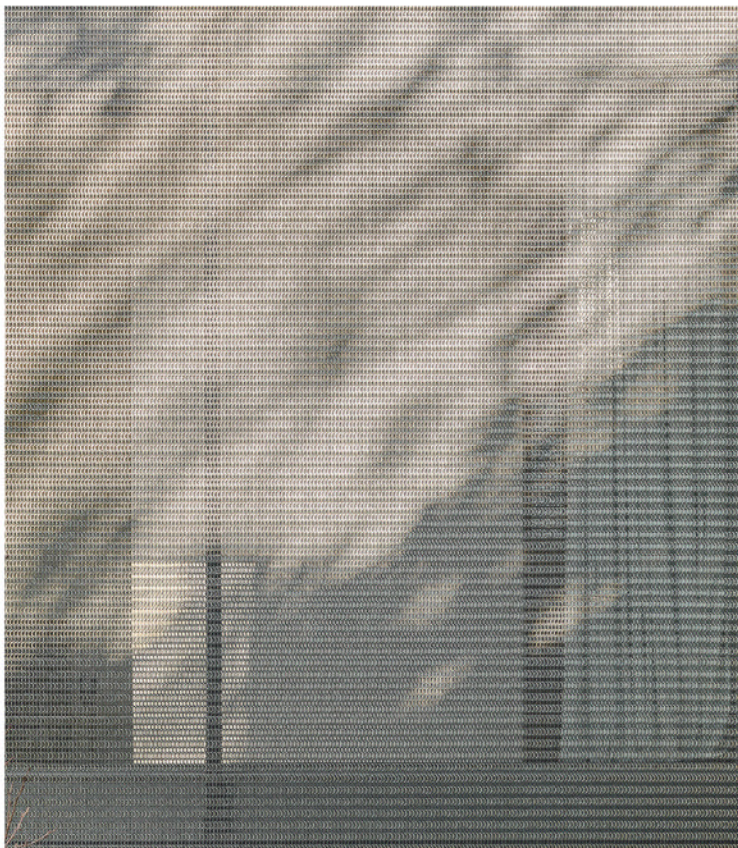
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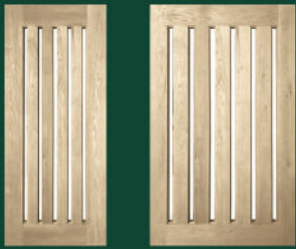
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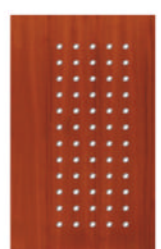
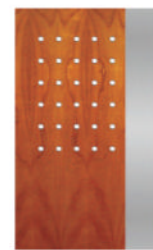
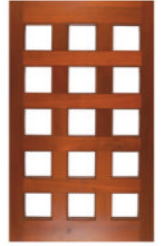




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Contents



UP FRONT

22 From the editor

GETTING STARTED

24 Designing to suit lifestyle

PROJECT SHOWCASE

32 **This is Daisy**

Reimagined heritage home

46 **Concrete Curtain**

Soft folds and fluid serenity

58 **ASANA**

Bungalow revised

70 **Estelle Residence**

Oriental flavour

94 **Bardon Treehouse**

Surrounded by greenery

108 **Rise House**

Transformed terrace

124 **Golden Ash**

Let the light in

INCLUSIONS

131 **Your Options**

Windows & Doors

137 **Product Reviews**

138 **Index**

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From the Editor

TOP RIGHT

Bardon Treehouse by Base Architecture, UME Architects, CG Design Studio and Natural Lifestyle Homes



Building or renovating a home is one of the most exciting journeys you can embark on, but it's also one filled with big decisions, endless inspiration, and a few challenges along the way. In this issue, we're here to guide you through the process, from those first sparks of possibility to the moment you turn the key on handover day.

We kick things off with "Getting Started: Your Style, Your Way", where we explore how to design a home that truly reflects your lifestyle, whether you're chasing clean minimalism, warm textures or timeless elegance. Along the way we touch on budget considerations, staying engaged with your builder, and futureproofing your spaces to ensure your home evolves as your needs do. We also highlight why it's worth prioritising energy efficiency right from the start, because smarter design today means lower bills and a lighter environmental footprint tomorrow. Finally, we wrap up with handover day: what you need to know to navigate those last steps with confidence and make the most of that unforgettable moment when your vision finally becomes reality.

Windows and doors take centre stage in "Your Options", where we showcase how these essential elements are shaping the way we live. From the latest evolutions in window design and the most popular styles right now, to the magic of skylights and when glass becomes art, we dive deep into what's possible. We also look at how the right doors can transform your home, improve your indoor-outdoor connection, and create stunning entrances that leave a lasting impression. And, of course, we examine the growing role of energy-efficient glazing in building sustainable, future-ready homes.

Whether you're dreaming, planning, or even if you are already mid-renovation, this issue is packed with insights, inspiration, and expert advice to help you create a home that's as practical as it is beautiful.

Happy building!

April Ossington
Editor

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TAKE THE PLUNGE

BELOW LEFT

Design a home exterior that blends effortlessly with its locale. Project by Revel Design. Photography by Fiona Susanto. reveldesign.com.au



Ready to build? This is the time to think about the style of home you'd love, and how you envision your dream home will look

WORDS CARROL BAKER

Whether you are downsizing, upsizing, investing, or taking that first step on the property

ladder, there are many reasons why people decide to build. From budget to timelines, design processes and sourcing the right builder, it can feel like a daunting prospect. But it need not be.

With the right can-do attitude and an understanding of how the process works, you'll be off to a flying start.

Pick a place

Site location and orientation are important in design. Before you rush out and buy a block of land, you need some basic understanding of how these factors play into design and comfort. Dr Fiona Gray from Bioliving by Design says orientation plays a key role in maximising natural light. "This not only reduces the need for artificial lighting, but also boosts mood and wellbeing," she says.

The right orientation will also offer more passive heating and cooling opportunities. "North-facing living areas soak up the winter sun while staying cooler in summer, helping to keep temperatures comfortable and reducing reliance on heating and cooling," adds Fiona.

But that's not all. The way your home sits on the site can help shield it from the elements. "With smart placement of windows, eaves and outdoor areas, you can protect your home while still enjoying fresh air and outdoor living," says Fiona. It's important to note that a well-designed home works in with its surroundings. "Good design celebrates the unique features of the site, creating harmony between the built and natural worlds," she explains.



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Part of a great modern home design is catering for outdoor living.

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The kitchen is the heart of the home in modern interiors. Interiors by Steve Cordony. Photography by Edward Urrutia.

stevecordony.com; montauklightingco.com



Your home, your castle

Designing and building a house isn't a one-size-fits-all approach; it should be uniquely tailored to your lifestyle. Fiona says mapping daily routines and preferences helps you make informed decisions. "Whether it's a cosy corner for your morning coffee ritual or a kitchen that keeps hectic school mornings on track, intentional choices lead to a home that's tailored, functional, and designed to support the way you live," she says.

Fiona adds this mindset improves the spatial flow of your abode, informing layout decisions that feel natural and intuitive. Perhaps most importantly, your home should reflect who you are and what you love. "Weave in meaningful details that connect with your life so your home gains personality, warmth and soul," suggests Fiona. "It becomes more than just a house; it becomes a personal space that tells your story, feels lived in, and is unmistakably yours."

Find your builder

Sourcing the right person for the job is important. After all, it might be your vision, but they're the one who will be carrying the baton, so you want someone who won't trip and drop it along the way!

Kat Prowse, principal architect at Revel Design, says trust and respect are essential. "The best option is a builder you already know and trust — or one who comes strongly recommended," she says. Once you've reached out to a few builders and have established a rapport with them, it's time to ask some crucial questions. Ask for references and examples of their projects. Charlie Chedid, director of Construction Concierge, says references are essential to your vetting process. "Speak to previous clients and try to see the job in person if possible," he advises.

Checking credentials is also very important. Asking if they're licensed and insured might seem obvious, points out Charlie, but not everyone checks. "People still find out the hard way that their builder either is not licensed at all, or doesn't have the sufficient licence to complete their works. This is especially crucial for class 2 projects such as apartment buildings."

Another important question to ask is how the project will be managed. "You want to know who will be in charge of your project so you know who you will be dealing with throughout the process," adds Charlie.

We know budget is important, but so too is timeline — your builder should be able to supply an estimate of how it will all unfold. "A project program shows you the rough timeline of work so you can make plans and manage expectations," he says.

It's also important to be careful of the building quotes that seem too good to be true. That's Kat's advice. "Be wary if quotes vary widely; this may indicate gaps in your documentation or a builder who hasn't read the drawings properly," she notes. "Either way, it's a major red flag. A reliable builder will study the plans thoroughly and ask detailed questions, which is a very good sign."



ABOVE

Tasteful interiors are the sum of all their parts. Each element matters. Project by Revel Design. Photography by Fiona Susanto. reveldesign.com.au

BELOW

Create a modern and stylish interior you'll want to come home to. Project by Revel Design. Photography by Fiona Susanto. reveldesign.com.au

Understanding building contracts

Details matter, especially in building contracts. Kat says your architectural and interiors documents, schedules and engineering drawings all form part of the building contract. "The key to signing off is ensuring these documents are detailed and leave no room for interpretation," she says. "All design decisions and the full scope should be clearly set out so the builder knows exactly what they are costing."

If you don't understand any part of the process, or if you're confused, don't be afraid to ask.

Eco-savvy building

Prioritising energy efficiency pays dividends in the long run. You'll save on heating and cooling costs and add real value for resale. Not only that, you'll also be investing in the future of the planet.

Kirby Saunders, managing director of Saunders Building Company, says small things can have a big impact. "Upping the thickness and R value of insulation in your home is a relatively cheap way to have an extremely efficient one," he says. "For its cost, insulation is a no brainer."





ABOVE

Sourcing the right design and build team is important. Photography by Jarmoluk. pixabay.com

BELOW

Factoring in beautiful design details can make your build stand out from the crowd. Building and interiors by Epiphany Homes. epiphanyhomes.com.au; montauklightingco.co



Glazing is another way to boost energy efficiency. “There is no doubt the majority of your heat or cold is lost through your windows,” says Kirby. “Tinted Low E glass is extremely popular in Queensland as it helps with heat and UV transfer drastically,” he says. In the southern states, where cooler temperatures can prevail, double or triple glazing can have a big impact on interior comfort.

Another consideration is solar. Kirby says a large solar PV system offsets electricity costs dramatically. “The cost of batteries is reducing, especially with the federal government rebates that have started recently,” he says. “As batteries become more and more cost-effective, reliance on electricity from the grid will diminish further.”

Budget savers

Budget blowout is a term that can strike fear in the heart of any would-be new home builder. So let’s flip it and look at how you can save cash on your build.

Kirby says exceeding your budget can be caused by multiple factors, but the majority come down to “change of mind. The key with staying on budget is to make sure you are happy with selections and design before starting,” he advises, “even if it means you are spending more time and money on the planning stage of the project.” He adds that it’s important to be honest from the get-go. “Be forthcoming about your true budget at the beginning of the process,” he recommends.

Unforeseen delays are part of the build process; material shortages, weather events, and navigating documents and third-party timelines can cause timeline blow-outs. “There will always be the potential for unanticipated expenses, particularly if you are doing a renovation,” notes Kirby. For this reason, he suggests a buffer of 10-15 per cent to cover the unforeseen.

Shapeshifter spaces

Designing with flexibility in mind is always a good idea when you plan your new build. Aaron Neighbour, director of Atlas Architects, says this is because families grow, working arrangements change, and lifestyle needs evolve. “A well-considered design allows a home to adapt without major renovations,” he says. “It’s also about long-term value; even if you love your home, circumstances may mean selling in the future, and flexible layouts are more appealing to the market.”

Multifunctional spaces are one way to accommodate design flexibility. “This could be sliding walls or movable partitions to change open-plan areas into private rooms when needed,” says Aaron. “A garage can serve as a multipurpose space; designed with insulation, lighting and storage, it can flex between car parking, workshop, gym or studio.”

With working from home becoming more commonplace, a home office that doubles as a guest bedroom is a good idea. But there are others. “A dining area with built-in banquette seating and

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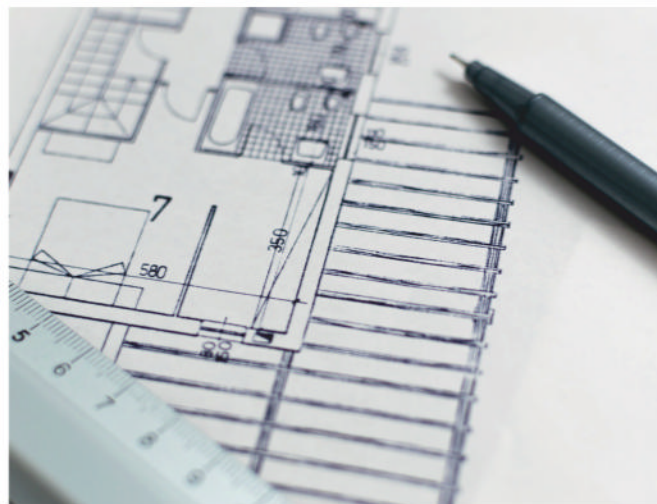


ABOVE

Factoring in multifunctional spaces is a good option. Laburam by Atlas Architects. atlasarchitects.com.au

BELOW

This space offers the ultimate in design flexibility. Arthurs Seat by Atlas Architects. atlasarchitects.com.au



ABOVE

Understanding building contracts and plans is part of the journey. pixabay.com

storage doubles as entertaining space and everyday homework station,” notes Aaron. Built-in joinery with dual use is another way to build in design fluidity. “Concealed desks in cabinetry, benches with hidden storage, or wardrobes with integrated study desks are all potential options,” he adds.

For some, futureproofing means staying ahead of the curve. When applied to home design, it’s all about designing for longevity. Aaron says this means that your home continues to meet your needs as you age or as your lifestyle changes. “For many, this means ageing in place, so incorporating step-free entries, generous circulation spaces, and having essential living spaces, bedroom and bathroom facilities on the ground floor,” he says.

Futureproofing also encompasses how your home can be altered at a later date so there’s minimal fuss. Aaron says this is master planning for the future. “It considers how your home could accommodate future stages of work, such as an additional bedroom wing, without disrupting the existing design,” he says.

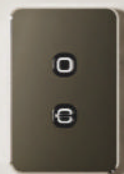
Keys, please

You might have thought this day would never arrive! But before you crack open a bottle of sparkling wine, carefully check over your new home. You have rights, as does your builder, as part of the process. Charlie says the homeowner has a right to compile two defect lists, one at handover and another 13 weeks later.

“Don’t be scared of having defects; every project will have minor defects at handover,” he points out. The builder must come back and fix those within a reasonable time frame, and you need to allow reasonable access for the builder to do so, adds Charlie. “If there are major defects, however, don’t pay the final invoice and don’t move in until they’ve been rectified.” 🏠



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WORDS CARROL BAKER **PHOTOGRAPHY** JACK LOVEL



WE LOVE

The staircase that soars upward to almost appear as if it is floating

This reimagined heritage home embraces modern family living. It's contemporary, with generous living spaces and room for a growing family.

When the homeowners first purchased this modest fixer-upper, they knew it needed work — and lots of it. But they also knew with the right design team onboard, they could unlock its potential and help them to build the home of their dreams.

The heritage abode is part of the Claremont Avenue heritage precinct. It was in a poor state of neglect. The walls were stained with cigarette smoke and mould was ever present. Andy Dal Pozzo, architect and director of Pepper & Well, says the only toilet was outside at the back of the block. "This meant there were many cold winter nights where one had to make the trek down the backyard," he says.

Homeowners Nick and Ellie envisioned a family home for their two dogs, Wally and Daisy, while kids were also part of the picture in the future. In fact, daughter Mila arrived just weeks before the project was finalised.

Andy says their vision was for a generous two-storey home on a compact block. "What they hadn't fully appreciated were the challenges working within a heritage overlay and building in such close proximity to neighbours. These constraints shaped the design journey ahead," he says.

Considering the design challenges bound by the overlay, a tight block and a sloping site, the designers looked at the project as a chance to create something beautiful and unique. "We treated the constraints as design opportunities," enthuses Andy, "reinterpreting and tilting the silhouette of the original cottage to create space while protecting neighbouring outlooks and amenity."



ABOVE

Soft, muted tones and colours and textures that soothe are the order of the day

“We treated the constraints as design opportunities, reinterpreting and tilting the silhouette of the original cottage to create space while protecting neighbouring outlooks and amenity”
– Andy Dal Pozzo



DETAILS

HOUSE This is Daisy
LOCATION Malvern, Vic
INITIAL BUDGET \$750,000
FINAL COST \$850,000
DATE COMMENCED
October 2022
DATE COMPLETED
May 2025



**The interior palette is subdued
and contemporary by design;
it's fresh, modern and inviting**

ABOVE

Private family spaces are well catered for with cosy bedrooms



Building a generously proportioned home on a tight boundary with limited site access and significant slope was no small task. However, thanks to a prefabricated wall system that was tilted into place, that significant hurdle was overcome. "This approach eased construction on the tight site, ensured a robust and well-sealed edge against the neighbour's wall, and maximised every centimetre of space inside the extension," explains Andy.

Bound by the heritage overlay, the two front rooms were kept and the entry was cleverly positioned at the side. This meant the front corridor could become part of the master suite with its walk-in robe and ensuite.

The interior palette is subdued and contemporary by design; it's fresh, modern and inviting. The open-plan living, dining and kitchen connect seamlessly to an outdoor patio, complete with alfresco dining space and outdoor barbecue.



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“Our willingness to work together ensured not only that the build could progress smoothly, but that the bold architecture was realised to its full potential”
– Andy Dal Pozzo

EDITOR'S FAVOURITE

An east-facing block could be susceptible to dim and cool interiors. This was addressed by setting back the second storey and adding a run of skylights

Upstairs is a series of sundrenched spaces, a double-height void creating a sense of expansiveness. The staircase leads you to three bedrooms and a family bathroom.

“Externally, the heritage overlay again provided the framework, so we leaned into it,” explains Andy. “The extension is clad in galvanised metal, a contemporary echo of the original roof form, allowing the new volume to sit confidently yet quietly in the streetscape.”

With a swathe of challenges to be negotiated, deliberated and unpacked, open communication between all parties was key. The project was a genuine collaboration between architects, clients and the builder, Billy, who had already worked with tradie client Nick.

“With heritage constraints, a sloping block and tight access, the project demanded flexibility and trust between all parties,” says Andy. “Our willingness to work together ensured not only that the build could progress smoothly, but that the bold architecture was realised to its full potential.”

It's a memorable project for Andy in more ways than one. “For us, this project was also a coming-of-age moment for how Laura, studio manager at Pepper & Well, and I would work together as a studio, and our ethos about how to bring character into a project and design spaces with personality,” he concludes. 🏡

RIGHT

Family living is all about comfort and connection, and this outdoor space delivers on both

PROJECT TEAM

ARCHITECT, DESIGNER & INTERIOR DESIGNER

Pepper & Well, pepperandwell.com.au

BUILDER Bild Developments, bild.group







Sand & Stone

A home where privacy, security and comfort are achieved thanks to Rylock

PHOTOGRAPHY ELISE SCOTT STUDIO

For its latest collaboration, Rylock Windows & Doors has teamed up with Balcombe Constructions on the aptly named Sand & Stone residence. Radiating timeless elegance, this stunning residence boasts precise and well considered detailing. And, lucky for us, we had the chance to speak with Stewart Prain, building designer from Balcombe Constructions. Let's dive in!

What type of windows and doors were specified at Sand & Stone and in which rooms?

All the windows and doors were from Rylock's Commercial Series. The bedrooms typically feature awning windows, as do the walk-in robes and ensuites. The downstairs living areas have electrically operated awning sashes above large fixed panels to maximise views. A four-panel sliding door was positioned in the main living area as it opens up to the vast entertaining space outside, and the gym has a two-panel sliding door. The home's entry door is a large hinged unit with a roller catch, while the laundry door is an open-in hinged door with an integrated security screen.

Why were these windows and doors specified?

Balcombe Constructions has a long history of using Rylock aluminium windows and doors. The Commercial Series suits the large sizes required and was able to be tailored to suit differing wall thicknesses and internal finishes (such as plaster reveals versus architraves). In a project where low-maintenance and durability were key considerations for the client, the powder-coated aluminium frames were a perfect match.

How do these windows and doors contribute to the aesthetics of the home?

Sand & Stone is a large classical building that features significant areas of masonry. The Commercial Series frames allowed for large areas of glass and the sharp lines to juxtapose against the walls of 50mm-high bricks. The ability to vary product size meant each window or door was tailored to suit a specific brick opening, even where expansion joints were required.

With an emphasis on earth tones in the brickwork and roofing, the Woodland Grey powder-coated frames, with their subtle green hue, contrast nicely with the warmer materials.

How do these windows and doors contribute to the functionality of the home?

Throughout the ground-floor living areas, the use of high-mounted awning sashes over large fixed panels of glass maximised sight lines to the extensive landscaping. The electrically operated sashes assist with cross-ventilation, as does the large four-panel sliding door. A tailored sub-sill with strip grate has been paired with the entry

door and four-panel sliding door unit to create a “zero threshold” for ease of access and egress. The integrated security screen on the laundry door helps with both ventilation and peace of mind.

What determining factors led you to specify Rylock windows and doors over other brands for Sand & Stone?

Our longstanding relationship was a contributing factor, as was our ability to rely on the site activities team to assist with installation queries and site glazing during the build. To achieve the client’s goal, we required custom window and door solutions for product heights, widths and depths to suit specific room locations and wall constructions. It was also important to select a material that’s designed to withstand Australia’s harsh environment, so the company’s hand-powder-coated aluminium was a great solution, with the added benefit of 30 standard colours and textures to select from. Our confidence in selecting a materials supplier that has been trading for more than 40 years was also crucial.

Can you tell us which aspects of the technology and innovation behind the products led you to specify these windows and doors in Sand & Stone?

Each aspect of the dwelling has a tailored glazing solution, designed to control temperature variations across all seasons. The tailored drainage solutions for the doors made for painless installation, and the documentation provided by Rylock was an important resource when getting this solution certified with the building surveyor.

RYLOCK FOR THE WIN

When one door closes, Rylock opens another. And another. And another! Providing window and door solutions to keep your home private, secure and energy efficient, Rylock Windows & Doors is a trusted Australian company that designs, specifies and manufactures custom-made products to suit your individual needs. Made using locally sourced materials, Rylock products are designed to meet all your requirements in relation to thermal comfort, BAL (Bushfire Attack Level) and noise.

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SAND & STONE

Designer Argos Design & Balcombe Constructions

Builder Balcombe Constructions

Furniture Domo Australia

Glazing Grade A Safety Toughened Low-e Double Glazing (Argon fill)

Frame colour Colorbond™ Woodland Grey, matt



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Whether you're looking for an indoor bar fridge or a chest freezer, Husky offers a wide range of home refrigeration products. Husky fridges and freezers are designed to keep food and drinks at the perfect temperature so you can enjoy them at their best, for longer. Their drinks chillers are the perfect solution for outdoor alfresco living spaces. They come with superior features specifically designed for the hot and humid Australian climate to keep your beer, wine and drinks cold.

Husky drinks chillers are tough, rugged and stylish — perfect for any outdoor area or for pubs, clubs and restaurants. From beer to wine, Husky wine fridges offer a premium solution to store your wine collection in perfect conditions, helping preserve taste and flavour. Wine fridges come with the option of multiple temperature zones and will hold a steady temperature while maintaining humidity levels. Husky wine cabinets are constructed with premium materials, making them durable and dependable storage solutions for your wine collection.

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**This private
oasis pushes
the boundaries
of convention.
The result is a
captivating home
that's all about
strong materiality**

WORDS CARROL BAKER
PHOTOGRAPHY TIMOTHY KAYE



ABOVE

Clean lines and striking materiality dominate in this home interior

A monolithic abode that at first glance appears imposing. But pause a beat and let your mind absorb the soft folds and fluid serenity of the design, and it all makes sense.

The residence is located on a busy urban street, across the road from a school and among a mix of diverse architectural styles. Given such a thriving neighbourhood, privacy was important. This statement abode has plenty of street appeal, with an impressive presence in the streetscape. Feras Raffoul, director of FGR Architects, says the client wanted a private, tranquil retreat within an energetic urban setting. "Privacy, natural light, openness and refined materiality were all priorities, with a desire for the home to feel sculptural while remaining liveable and welcoming," he says.

DETAILS

HOUSE Concrete Curtain
LOCATION Toorak, Vic
DATE COMPLETED Mid 2023



EDITOR'S FAVOURITE

The fireplace. The stone material extends to the ceiling and is a striking feature



**“Privacy, natural light, openness and refined materiality
were all priorities, with a desire for the home to feel
sculptural while remaining liveable and welcoming”
— Feras Raffoul**



LEFT

The design encompassed opportunities to welcome in natural light and beautiful textural finishes

This new build is a design triumph of epic proportions. It's bold, it's sophisticated, and it's unique. It's the handsome detailing that sets this home apart and serves to create big visual moments.

The inspired design began with a metaphor of a folded pleated curtain. "This idea informed the rippled concrete facade, which plays with light, shadow and rhythm," explains Feras. "There was also an appreciation of Japanese modernism — not mimicry, but a subtle influence in restraint, clarity and spatial calm."

You can feel the Japanese influence as you walk through the home. It's inspired and subtle.

The materiality, both indoors and out, is robust and strong. "The palette is distilled, powerful and serene, aiming to create both tranquillity and strength," explains Feras. The homeowners are a professional couple with young children. It's their family home, with plenty of space for themselves as well as room for hosting and entertaining extended family and friends.

The ground level has car parking; there's also the entry and office space. On another level, down a few steps, is the family zone — expansive living spaces with dining and a kitchen. Travertine flooring and seafoam quartzite appear in the kitchen, while a fireplace introduces movement, warmth and sophistication. The colour accents, grey-green, work well organically with outdoor plantings.

A curved sculptural staircase leads to the upper level where there are bedrooms, ensuite, a walk-in robe and rumpus room





Large expanses of glazing with sheer curtains offer privacy and open up to exterior living spaces. There's cosy outdoor seating and a swimming pool. A curved sculptural staircase leads to the upper level where there are bedrooms, ensuites, a walk-in robe and rumpus room.

When asked about his favourite aspect of the design, Feras says it's difficult to choose just one. "The sculptural staircase, the expressive concrete columns, and the bold use of stone throughout are all equally defining elements," he enthuses. "Each embodies the project's balance of strength and refinement, and together they create the home's unique architectural character."

The project was an inspired collaboration between design professionals, including FGR's architecture team, the builders, specialist stonemasons and joiners. "Collaboration was key from all trades — every detail from stone to glazing was resolved collectively to achieve refinement and precision," notes Feras.

Concrete as materiality was also an inspired choice due to its thermal properties. It helps to regulate internal temperatures in the home. "Brise soleil columns manage sunlight and airflow, reducing reliance on artificial cooling," explains Feras. "Double-glazing provides both insulation and acoustic performance."

This project was quite a journey and along the way there were moments that made for lasting memories. Among them, notes Feras, was the installation of seafoam quartzite in the kitchen. "It was unforgettable," he recalls. "A bold, bravura moment that pushed boundaries of residential stone use in Australia."

This project is special for a host of reasons, but one is a standout for Feras. "It is both a functional family home and a sculptural work that contributes positively to the neighborhood — a rare balance of privacy, generosity and artistry," he concludes. 🕌

ABOVE

From the interior you can see the soft concrete folds that offer privacy

WE LOVE

The lightwell in the walk-in robe, an inspired touch



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GRAND DESIGNS BUILDING GUIDE



ABOVE

An inspired courtyard space with
oriental influence

**“Collaboration was key from
all trades — every detail from
stone to glazing was resolved
collectively to achieve
refinement and precision”
— Feras Raffoul**

PROJECT TEAM

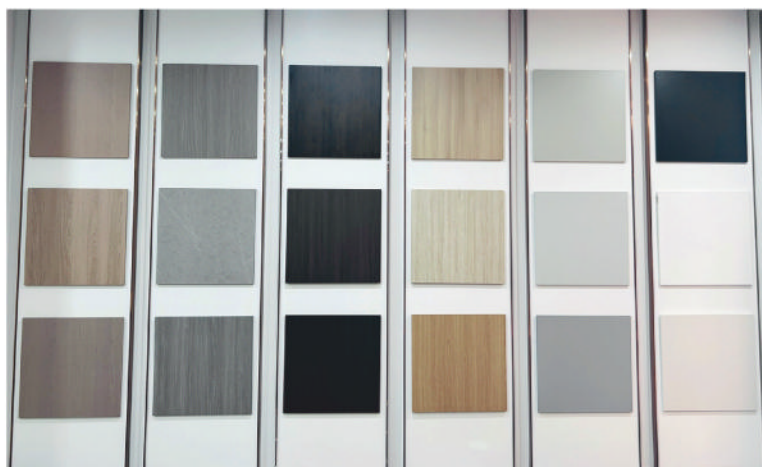
ARCHITECT & INTERIOR DESIGNER
FGR Architects, fgrarchitects.com.au





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Dedicated to quality and sustainability, every panel is crafted with precision to ensure excellent stability, moisture resistance and a refined surface finish that suits a wide range of applications. The company's upcoming No Added Formaldehyde (NAF) particle board, launching in 2026, represents an ongoing commitment to creating healthier living environments. This upgraded range not only meets higher global environmental standards, but also redefines what interior materials can achieve — combining safety, beauty and performance. Designed for conscious homeowners and innovative designers, this new product helps bring natural comfort and cleaner air into every space.

TopOcean boards form the foundation of comfortable, modern living. By offering low-emission and eco-friendly materials, homeowners can enjoy interiors that are safe for children and those sensitive to air quality. The refined textures and colour selections also give designers and homeowners the freedom to create interiors that express individuality while maintaining a timeless aesthetic.

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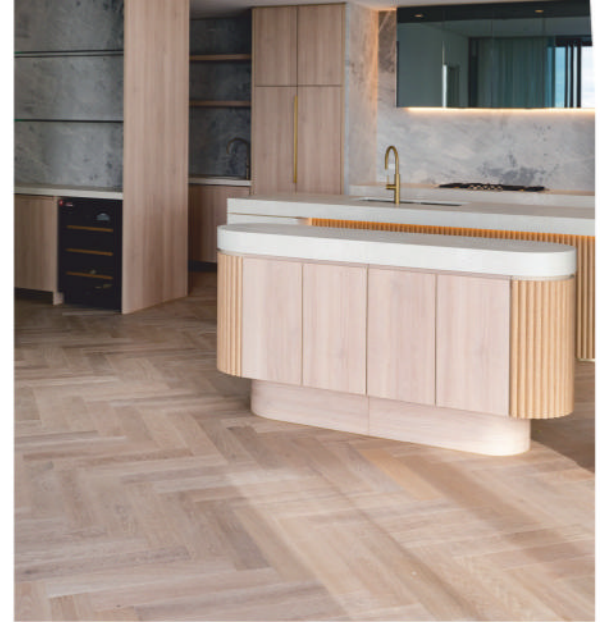
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A recent collaboration with Bates Smart Architects demonstrates the impact of customised finishes. For the prestigious 17 Spring Street development in Melbourne, Embelton created a bespoke Spring Grey Basketweave European Oak Parquetry for the penthouses, delivering a timeless flooring statement that speaks to the architect's vision.

As one of Australia's longest-standing flooring businesses, Embelton remains family-owned and deeply committed to supporting builders and homeowners. Their reputation is built not only on product excellence, but also on the collaborative service they provide throughout the design and construction journey.

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The very first thing you'll hear when you arrive on the doorstep of this contemporary family home is the sound of joyful laughter. Step inside and you'll see why

WORDS CARROL BAKER
PHOTOGRAPHY SIMON WHITBREAD





DETAILS

HOUSE Asana
LOCATION Willoughby, NSW
INITIAL BUDGET
Approximately \$1 million
FINAL COST
Approximately \$1 million

ABOVE

Clever connectivity weaves throughout this home. It feels light yet ordered

This cool and modern family home is filled with warmth, light, and a family with two small children who are enchanted with their new abode. The modest single-storey bungalow that once stood on the block is unrecognisable thanks to a complete renovation that also included an expansive extension.

Jonathan James, director of James Design Studio, says the bungalow had undergone several unsympathetic renovations over the years. "The house had reached a point in its lifecycle where it was in desperate need of a new lease on life," he says.

When Jonathan first met the family, it became apparent right away what the design vision would be. "The clients were warm, engaging individuals, and from the outset it was clear that their fun and playful nature would inform the spirit of the project," he recalls. They were looking for a modern family home that was also suitable for entertaining. It needed to offer light-filled spaces, a seamless connection to the outdoors, and plenty of room to entertain when family and friends drop by.







“The clients were warm, engaging individuals, and from the outset it was clear that their fun and playful nature would inform the spirit of the project”
— Jonathan James

ABOVE

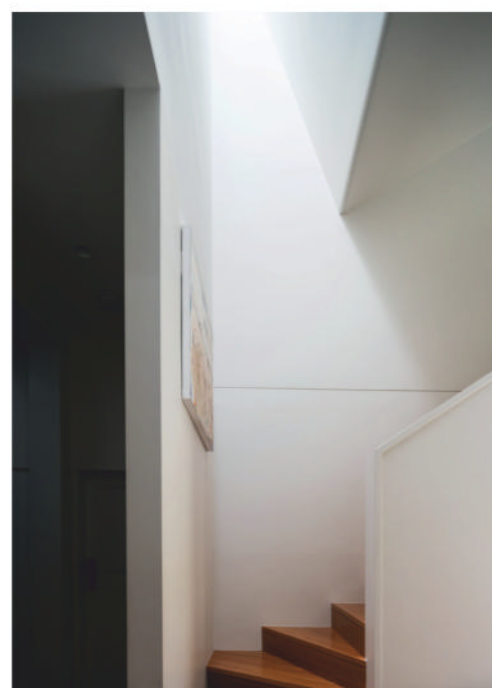
The family kitchen has a contemporary colour palette and plenty of style

Starting from the outside in, the owners had installed a swimming pool, but little had been done to the home. The family knew what they loved about contemporary Australian architecture, and Jonathan and Linda from James Design Studio could see they were looking for a design that would rise above the ordinary. “Not through flashy or ostentatious features, but through thoughtful and clever detailing,” explains Jonathan. “Their vision was for a home that would be peaceful, joyful, and a pleasure to inhabit.”

Before the renovation, there were two bedrooms, compact living spaces and a small bathroom. “The layout was cellular and inward facing, with limited spatial flow or connection to the outdoors,” notes Jonathan. Now there are two storeys, five bedrooms, one that serves dual functionality as a study, along with three bathrooms. The artfully integrated open-plan kitchen, dining and living spaces spill out to a leafy landscaped rear garden and well-appointed entertaining zones.

WE LOVE

The kitchen with its mix of dark and light tones; it dares to be different





When the large external doors slide into the cavity walls, it creates a seamless indoor-outdoor connection. It beautifully extends the building envelope well beyond the floor plan, overcoming the imitations of fitting everything into a small footprint.

With a desirable northern aspect and the clients' fun-loving nature, the scene was set for how the home would unfold. "We focused on exploring what the site itself had to offer, allowing the building's form to be shaped organically by these unique qualities," explains Jonathan.

It was a project that had its fair share of design challenges along the way, including a limited budget and navigating the constraints of the NSW Housing Code to fast-track approval. These were ably overcome.

Jonathan's favourite part of the project is the voids over the ground-floor living spaces that punch light deep into the

dwelling, reinforcing the fluid indoor-outdoor connection. "This interplay of openness, transparency, and carefully articulated voids defines the spatial experience and remains the most compelling aspect of the design for me," notes Jonathan.

Thermal comfort is key. With strong environmental considerations underpinning the design and execution, it was articulated with passive design principles. The northerly aspect maximises solar; it can be naturally heated during the cooler months of the year.

The concrete slab addresses thermal mass, retaining warmth and releasing it at night. Well-placed windows and doors harness cooling breezes.

This project showcases what can be achieved with simple and inexpensive materials, without relying on costly finishes to make it shine. It does so with style and grace. 🏡

EDITOR'S FAVOURITE

The sense of calmness and tranquillity the design achieves through colours and material choice

ABOVE

A generous bathroom with beautiful textural elements

**“This interplay of openness,
transparency, and carefully
articulated voids defines
the spatial experience and
remains the most compelling
aspect of the design for me”
— Jonathan James**





ABOVE

Leafy exteriors connect with ease,
offering a seamless flow



**The artfully integrated open-plan
kitchen, dining and living spaces
spill out to a leafy landscaped
rear garden and well-appointed
entertaining zones**

PROJECT TEAM

ARCHITECT & INTERIOR DESIGNER

James Design Studio, jamesdesignstudio.com.au

BUILDER MH Build, mhbuild.com.au



Luxury That Listens



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Fan favourites

Bec Judd's top tips for choosing timeless pieces that work with your space

Iconic interior designer and influencer Bec Judd has teamed up with Big Ass Fans to share Bec's "Fan Favourites" when it comes to enhancing the features of your home with timeless style and design.

Want a home that feels polished, put-together, and never goes out of style? It's all about making smart, stylish choices from the start. Here's Bec's no-fuss guide to choosing timeless pieces that look gorge today, tomorrow and years down the track.

1. INVEST IN QUALITY & VERSATILITY

Let's be honest, fast furniture just doesn't cut it. When you're building the bones of your space, opt for pieces that are both high-quality and versatile. A well-made fan, a solid dining table or a beautiful armchair isn't just functional — it's foundational. Choose items that can evolve with your style over the years, rather than chase trends you'll tire of in a few months.



2. CHOOSE CLASSIC LINES OVER GIMMICKY SHAPES

Avoid using overly stylised pieces with dramatic angles or “statement” shapes that will date quickly. Think clean, classic silhouettes. A simple rectangular dining table or a gently curved sofa will always feel fresh. Steer clear of anything too architectural when it comes to big-ticket furniture; timeless means elegant, not experimental.

3. GO NEUTRAL WITH LARGER FURNITURE

Neutrals are your best friend when it comes to bigger pieces. Creams, beiges, greys and earthy tones make a perfect base that you can build on over time. These shades work across all styles — coastal, contemporary, even glam — and won’t compete with the changing seasons or trends. Think of it as your blank canvas, ready to be layered with bolder accents when the mood strikes.

4. EMBRACE NATURAL FEATURES

Nature never goes out of style. Timber flooring, stone benchtops and linen curtains bring instant warmth, texture and that lived-in luxury feel. Better yet, they age beautifully. A raw timber floor only gets better with time, and a marble benchtop develops character as it wears. These features aren’t just timeless, they’re soulful

5. PRIORITISE BUILT-TO-LAST APPLIANCES

Yes, your appliances matter, and they can be total style statements. A sleek integrated fridge, streamlined induction cooktop or matt-finish oven doesn’t just make your kitchen run smoothly, it also adds to the overall aesthetic. Choosing high-quality, design-led appliances means you won’t need to upgrade every few years. Bonus points for appliances that blend seamlessly into your cabinetry — hello, effortless luxury!

6. DON’T FORGET CEILING FANS — THE CHIC KIND

Ceiling fans might not scream “designer” at first thought, but brands like Big Ass Fans are changing that. These fans are powerful, whisper-quiet, and come in sleek designs that suit everything from modern-minimal to coastal-cool interiors. They’re the kind of functional feature that also looks insanely good.

7. LAYER TRENDY TOUCHES ON TOP

Once your timeless foundation is in place, you can have fun with seasonal styling. Think coloured cushions, sculptural vases, artwork and throws. These are easy to switch out when you’re craving a change, without having to redo the whole room. Mix a little nature, invest in good basics, and don’t underestimate the power of well-designed appliances. With the right foundations, your space will always feel chic, functional and completely your own — just like Bec would do it. 🏡 SIGNATURE PRODUCT

bigassfans.com/au

**With inspired elements drawn
from Japanese architecture, this
home embodies serenity and calm**

WORDS CARROL BAKER **PHOTOGRAPHY** MATTHEW MALLET



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

GRAND DESIGNS BUILDING GUIDE



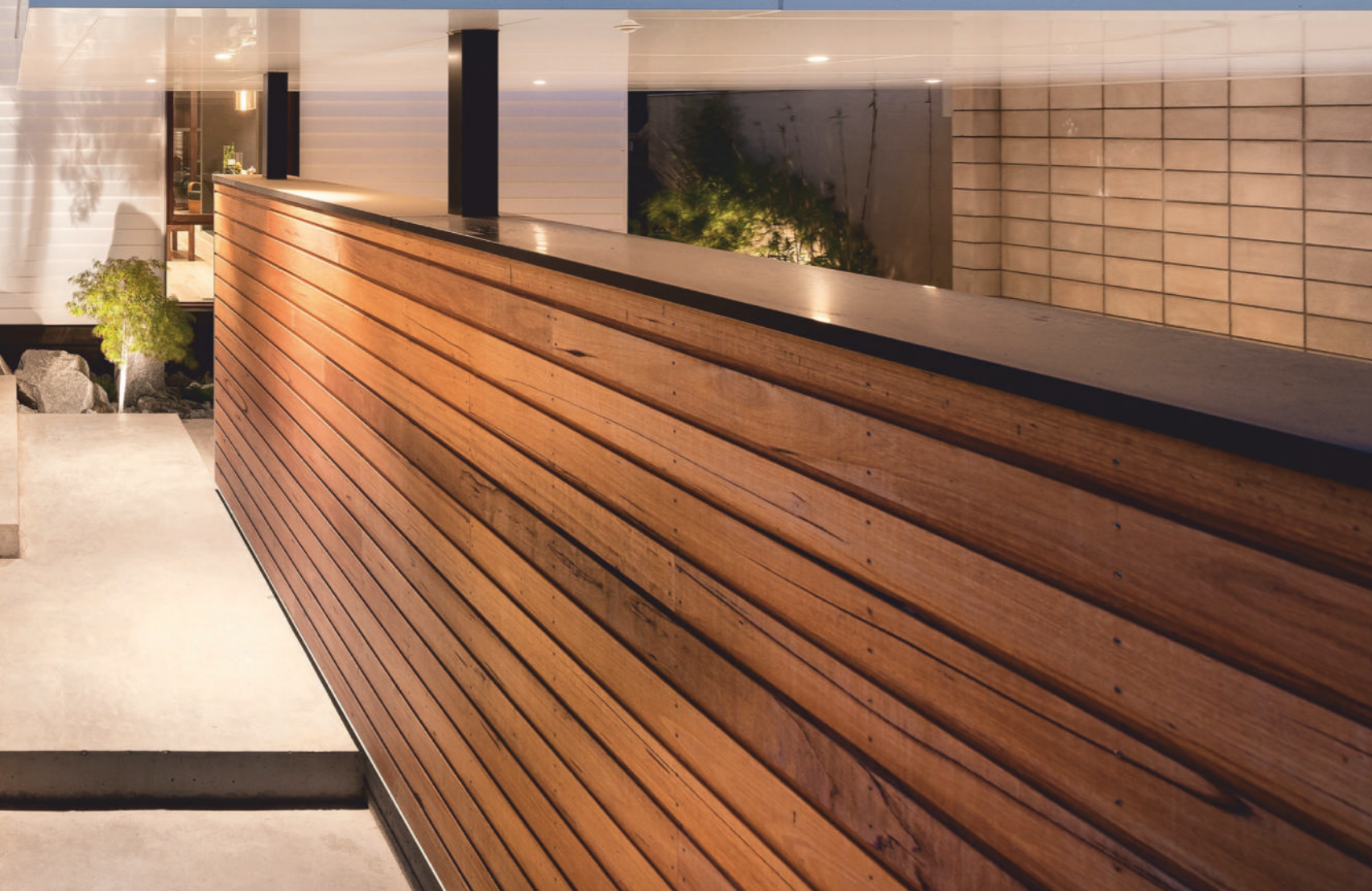
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ORIENTAL FLAVOUR





ABOVE

The dark staircase is a feature in the space. It contrasts with timber and walls in lighter tones

This modern residence sits proudly on its site in a whisper-quiet urban location. It integrates nature into its form. Ground-floor openings serve to connect to leafy courtyards, and the upper level has extended views of the greenspace beyond in the adjoining nature reserve.

When a project stands the test of time, that's a true measure of its success. This family of six love their home, even more than they did when they moved in eight years ago.

Architect Patrick Gheorghiu says the homeowners' brief was to take inspiration from Japanese architecture. "The design draws on traditional Japanese architectural philosophies that emphasise simplicity, harmony, and a strong connection to nature," notes Patrick.

It achieves a beautiful sense of serenity. "It supports a lifestyle that allows both people and nature to flourish," says Patrick. "This was achieved through the careful use of natural materials, defined outdoor spaces, and a strong emphasis on landscape integration."

In the original home, the family were crammed into a three-bedroom, one-bathroom weatherboard cottage on a sloping site. When thinking about the renovation, the owners envisioned a comfortable home that would support their lifestyle as it changed and evolved with their growing family.

DETAILS

HOUSE Estelle Residence

LOCATION Oakleigh, Vic

INITIAL BUDGET \$700,000

FINAL COST \$850,000

DATE COMMENCED

May 2015

DATE COMPLETED

November 2017



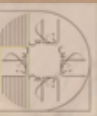
EDITOR'S FAVOURITE

The first floor is a modern interpretation of a Japanese lantern, a glazed volume that glows at night

**“The design draws on traditional
Japanese architectural
philosophies that emphasise
simplicity, harmony, and a strong
connection to nature”
— Patrick Gheorghiu**



Beautiful organic materials, timber, concrete and blockwork are incorporated externally, while inside natural materials add warmth and texture and offer a tactile and sensory experience





Patrick says the project was guided by a relatively modest budget, and the clients aspired to achieve a home with architectural integrity. "This required careful attention to detailing and a considered approach to construction methodology, ensuring cost-efficiency without compromising on design quality," he says.

But then, as construction began on the renovation, it was found the job was even more complex than originally thought. Some structural supports were rotting and these would need to be replaced, adding to the scope of works and budget.

In the completed home, the living spaces are divided across two levels. The kitchen, dining, sitting area, bathroom and three bedrooms are all located on the ground floor. Upstairs is the main living room, master bedroom and bathroom, along with an additional study/bedroom. The lower ground floor contains the laundry.

From the ground floor, the custom-designed steel staircase takes you to the first floor. This level has a sense of calm and tranquillity. It's a beautiful series of rooms that connect to the green vista beyond. "A delicate timber screen provides both privacy and softness, filtering light and shadow in a way that enriches the home's atmosphere and reinforces its connection to nature," explains Patrick. There are spaces that are separate but together, and which flow harmoniously from one to the next.

Materiality played a significant role in shaping the design language. Weatherboard incorporated at ground level respects the material in the original dwelling. "It provides a familiar, grounding element that contrasts with the vertical rhythm of the first-floor timber screening," explains Patrick.

Beautiful organic materials, timber, concrete and blockwork are incorporated externally, while inside natural materials

LEFT

A light-filled bedroom becomes a Zen-like sleeping space



**“The kids are growing up and the home continues to provide all the space needed, meaning the family have no reason to move, nor are they considering any changes”
— Patrick Gheorghiu**

add warmth and texture and offer a tactile and sensory experience.

Outside, a hot tub and outdoor shower offer the opportunity to bathe under the stars. It's an inspired touch, the warmth of timber, stone, and the bathtub referencing the Japanese design ethos.

With good design, natural light and a strong outdoor connection, this project references eco-friendly living. Skylights invite in light, and larger expanses of glazing are screened with timber battens. Responsibly sourced natural timber products also feature.

“I have retained a great relationship with the clients who continue to love the home that was designed for them,” Patrick explains.

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barbecue that looks as
good as it cooks.

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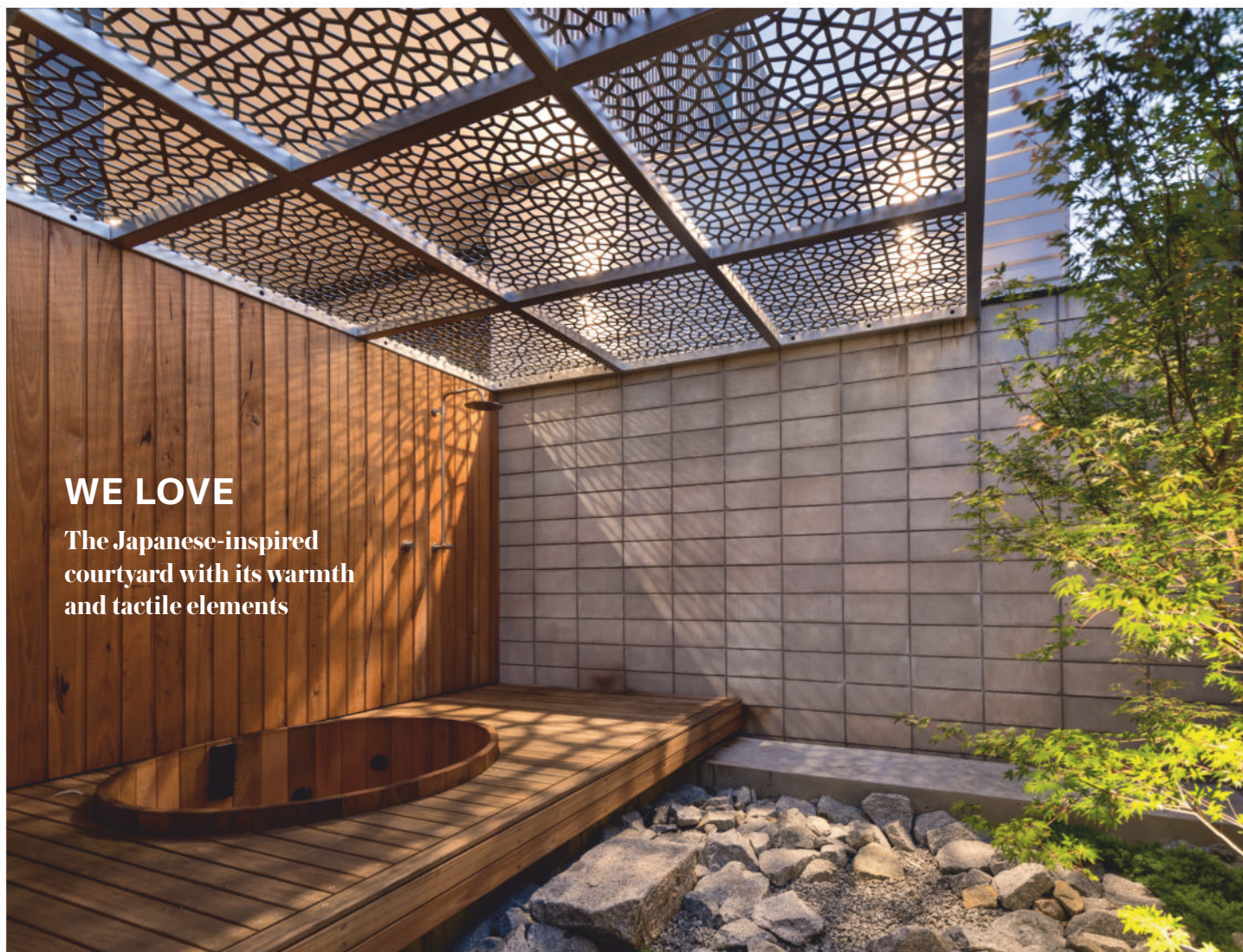
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WE LOVE

The Japanese-inspired courtyard with its warmth and tactile elements

“The kids are growing up and the home continues to provide all the space needed, meaning the family have no reason to move, nor are they considering any changes.”

And their favourite aspect? “The hot outdoor shower remains a client favourite and has been used as the primary showering place by all family members,” says Patrick. 🏡

PROJECT TEAM

ARCHITECT & INTERIOR DESIGNER

Patrick Gheorghiu

BUILDER Verda Construction



This home offers a modern interpretation of timeless Japanese architectural elements



Best Individual Home
\$2.5M to \$3M
2025 Master Builders
Brisbane Awards

Kamarees sto Appia

Quinta

Best Individual Home
\$1.5M to \$2M
2025 Master Builders
Brisbane Awards

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Best Residential
Swimming Pool
2025 Master Builders
Brisbane Awards

Kamarees sto Appia

Nick Green, Apprentice of the Year
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Multi-award- WINNING BUILDERS



O'Shea & Sons were the talk of the town at the 2025 Master Builders Awards

O'Shea & Sons Builders was recognised with four major awards at the 2025 Master Builders Brisbane Housing and Construction Awards, held in July at the Brisbane Convention & Exhibition

Centre. Celebrating excellence in building and construction, the awards highlighted O'Shea & Sons' outstanding contributions to the industry. As the most awarded builder on the night, O'Shea & Sons' success reflects the business's innovation, craftsmanship and commitment to quality.

In addition to the accolades collected at the Brisbane awards, O'Shea & Sons was also awarded two prestigious awards at the 2025 Master Builders Queensland awards. The first was for Best Residential Swimming Pool (Kamarees sto Appia), while the

second crowned Kamarees sto Appia the winner in the Individual Home from \$2.5 million to \$3 million category.

O'Shea & Sons Builders has been leading the way in designing and constructing unique, high-quality homes throughout Brisbane for more than a decade. By combining timeless craftsmanship with the latest technology in each of their projects, every home they build is a masterpiece. Their commitment to integrity, transparency and reliability has made O'Shea & Sons a trusted partner for those looking to create their dream home.





Kamares sto Appia, Best Individual Home \$2.5 million to \$3 million; Best Residential Swimming Pool

Completed in February 2024, this Brisbane beauty is home to a renowned local businessman and his family. Born out of the owner's dream to capture the Mediterranean lifestyle, Kamares sto Appia is a fusion of modern civic architectural style, beautifully blended with the timeless charm of traditional Mediterranean architecture and contemporary amenities and functionality.

The project faced challenges, including a block with three street frontages, an unusual shape and restricted access, compounded by the decision to build a fully concrete house. However, these hurdles were overcome thanks to the exceptional collaboration of Daniel Zullo from DZ Architects, Joanna Kane from Merge Interior Design, and Nick and Carly O'Shea from O'Shea & Sons Builders.

O'Shea & Sons, a team of artisans dedicated to creating Life Ready homes, played a vital role in the creation of this one-



of-a-kind property. The design emphasises natural materials, with timber, marble and stone key to the Mediterranean aesthetic. The use of travertine guided the meticulous selection of materials to enhance its presence throughout. Italian porcelain was used to create timeless internal spaces, while lush feature tiles in the bathrooms evoke the colourful charm of Mediterranean villages. Black window and door frames added a modern touch, harmonising with repeated design motifs such as arches, curves and columns, which appear across the facade, joinery, tiling, cladding and fixtures.

A standout feature is the powder-coated aluminium arched batten screening, echoing the concrete arches below. This provides a stunning visual effect, filtering light and casting beautiful shadows inside, particularly at the main entry. The walkways, driveways and outdoor entertaining areas are finished with crazy pave, referencing the charming pathways of the Greek Islands. The exterior boasts a unique undulated render, called drunken render, that celebrates organic textures, applied to both the home's exterior and some interior walls.

Designed by Satori Pools to capture a resort-like feel, the pool area is more than just a place to swim; it's a sanctuary for relaxation and rejuvenation. It's also an award winner that was crowned the Best Residential Swimming Pool at the 2025 Master Builders Brisbane and 2025 Master Builders Queensland awards. "Comfortable lounge chairs positioned in the shallow end invite guests to bask in the sun while enjoying the water," says Chanice Hornberg of Satori Pools. Incorporating the latest in pool technology, this oasis boasts advanced automation and heating systems. With just the touch of a button, users can control the pool's temperature, lighting and water features, ensuring a personalised and hassle-free experience. The heated spa adds an extra layer of luxury, allowing for year-round enjoyment regardless of the weather.

The pool's fully tiled surface not only adds to its aesthetic appeal, but also ensures durability and ease of maintenance. The tiles, chosen for their quality and visual appeal, shimmer under the sunlight, creating a captivating and inviting water feature. This attention to detail is a hallmark of Satori Pools' commitment to excellence.

Kamareos sto Appia exemplifies architectural excellence, biophilic design, passive products and meticulous craftsmanship. It was the result of a collective effort, with every contributor bringing passion and creativity to the project.





Quinta

Quinta is a standout example of modern housing design, blending innovation, sustainability and exceptional liveability. For this home, O'Shea & Sons teamed up with Jazz Designs and Merge Interior Design.

The project demonstrates careful planning, efficient construction and a commitment to enhancing residents' quality of life while harmonising with the surrounding environment.

The main focus was to create a design that optimises street appeal and multi-generational living. The open-plan spaces offer flexible layouts, allowing each of the areas to adapt to the evolving needs of the residents. Thoughtful zoning separates shared and private areas, ensuring comfort and convenience while fostering a sense of spaciousness, beauty and inclusivity.

The home is strategically oriented to maximise natural light and energy efficiency. Living areas capture sunlight throughout the day, while bedrooms are positioned for privacy. The site's topography has been carefully considered, ensuring the home blends seamlessly with the natural landscape and honours the existing streetscape.

Quinta emphasises intuitive flow, with effortless transitions between indoor and outdoor spaces. The design ensures easy movement from room to room, with wide hallways and doorways for accessibility. It features a lift to transition to different levels too, as well as step-free bathrooms. It also ensures moveability in the kitchen and laundry and provides well-placed provisions for grab rails, making the home suitable for residents of all ages and abilities.

Sustainability was a core focus, with passive design principles applied. As such, the home was constructed with eco-friendly materials and Australian-made products. Energy-efficient features and emission reduction products include James Hardie cladding, solar panels, Colorbond roofing, high-performance insulation and glazing to ensure reduced environmental impact and energy savings. Sustainable landscaping, including drought-tolerant plants and low-maintenance lawns, complements the design's green initiatives.

Quinta reflects the highest construction standards, with exceptional attention to detail. Every aspect, from the precision of the joinery to the flawless installation of finishes, demonstrates a commitment to quality. Materials like epoxy concrete floors, sealed pathways, watering systems and custom cabinetry elevate the aesthetic and ensure durability.

Quinta is a model of modern housing that excels in innovation, sustainability and liveability. The efficient construction processes, thoughtful design and high-quality finishes make it a worthy winner for this housing award. It sets a new standard for residential projects, blending functionality, sustainability and aesthetic appeal. 🏡

SIGNATURE PROJECT

osheabuilders.com.au

Red Crest House

A timeless sanctuary
in the Dandenong Ranges

PHOTOGRAPHY DYLAN JAMES
PHOTOGRAPHY





Perched on the crest of a hill in Victoria's Dandenong Ranges, Red Crest House stands as a striking example of mid-century modern-inspired architecture, seamlessly integrated into its natural

surroundings. Located just an hour east of Melbourne, this thoughtfully designed rural retreat overlooks a peaceful pastoral valley, framed by mature oak and elm trees that provide a majestic backdrop to everyday life.

The owners, drawn to the beauty and stillness of the semi-rural site, sought to create a retreat that could be equally intimate and generous — designed for family life as much as for entertaining. They engaged Dion Keech Architects and renowned custom home builders Hedger Constructions to transform their vision into a timeless home deeply grounded in place, formed by design rigour and realised through impeccable craftsmanship.

The architectural layout responds to the site's topography, with two distinct wings subtly angled around a central courtyard. This spatial arrangement not only follows the contours of the land, but also creates a dramatic sense of arrival as the house gradually reveals sweeping valley views beyond the entry. Expansive cantilevered rooflines echo the bold silhouettes of mid-century design, lending the home a timeless, sculptural quality.







A strong connection to the land shaped every element of the design and build. The material palette draws directly from the local environment, with native Australian timbers, hand-laid stone, copper accents and polished concrete forming a rich, earthy aesthetic. These textures and tones ground the house in its surroundings and give it a sense of permanence, as though it has always belonged to the landscape.

The interiors, developed by Dion Keech Architects and Loopea Design Studio, celebrate a commitment to refined craftsmanship. Hardwood-lined ceilings flow throughout the central living zones, seamlessly meeting frameless glass highlight windows that draw in views of the surrounding trees and sky. Light-grey Geostone concrete floors add subtle contrast, while the layered materiality introduces depth and warmth.

At the centre of the open-plan living space, a hand-laid stone fireplace grounds the home both literally and figuratively. A sunken lounge positioned around it allows the family to gather close to the warmth of the fire, almost level with the earth outside, a subtle gesture that blurs the boundary between interior and exterior. Floor-to-ceiling timber windows ensure that the views, expansive and ever-changing, are captured from every principal room, including all bedrooms and living spaces.

In the kitchen, bespoke timber cabinetry and a curved island bench and splashback finished in moss-green tiles exude craftsmanship. These elements add a touch of geometric interest while maintaining the home's natural rhythm.

The dining area, a favourite of the owners, reveals a hidden bar tucked behind walnut pocket doors and finished in luxurious green and gold veined Toledo marble. It's a sophisticated touch that reflects the home's balance between openness and intimacy.

Furniture and styling, curated by designer Simone Haag, extend the mid-century sensibility with thoughtful flair. Iconic vintage pieces are paired with contemporary design objects to create an authenticity that feels interesting, elevated and personal.

Bathrooms continue the theme of material integrity, lined in blackbutt timber boards and terrazzo floor tiles flecked with timber-toned aggregate. Bronzed fixtures and handcrafted cabinetry reinforce the tactile quality of the spaces. In the master suite, soft layers of seagrass wallpaper, drapery, vintage-style lighting and expansive proportions combine to create a calming retreat.

Every element of Red Crest House reflects the considered collaboration between architect and builder. The design responds intuitively to the site, while the construction showcases an extraordinary level of care and attention to detail.

With decades of experience delivering award-winning projects across Victoria, Hedger Constructions brought its reputation for quality to every facet of the build. In partnership with Dion Keech Architects, the company has created a home that is both contemporary and enduring, a place of beauty, balance and belonging. 🏡 SIGNATURE PROJECT

hedgerconstructions.com.au; dionkeech.com.au





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BELLE HOUSE



Inspired by the warmth and texture of a French farmhouse, with a generous dollop of contemporary, this home is truly unique

WORDS CARROL BAKER
PHOTOGRAPHY MITCHELL KEMP





LEFT

A cosy fireplace and living room set the tone

**“The homeowners sought to incorporate a French farmhouse aesthetic that would seamlessly complement both the existing structure and the new addition”
— Christopher Gyzemyter**

This design meets the diverse needs of the family who call it home and is indeed a celebration of contemporary living.

Pre-renovation, this 1930s bungalow was perched on the parcel of land surrounded by beautiful lush greenery, including a large gum that was more than 300 years old. Surrounded by such a beautiful leafy oasis, and just five minutes from Brisbane's CBD, it's little wonder the owners decided to remain and upsize their dwelling to cater for family living.

As part of the design brief, the homeowners wanted to preserve the aesthetic and charm of the original bungalow. Christopher Gyzemyter from CG Design Studio says they also wanted to add space with a contemporary extension. “The homeowners sought to incorporate a French farmhouse aesthetic that would seamlessly complement both the existing structure and the new addition,” he explains.

The result is the delightful, updated bungalow at the front, and a two-storey modern addition to the rear. There is plenty of room to move for this busy household that is made up of two adults with four children, along with two cats, one dog and a guinea pig.

DETAILS

HOUSE Bardon Treehouse

LOCATION Bardon, Qld

DATE COMMENCED

November 2022

DATE COMPLETED

(STAGE 1) May 2024





**It's a divine union between textural
timeless beauty and modern elements,
like the hand-patinated steel**

The renovated home and extension contain a double carport, five bedrooms, three bathrooms, two powder rooms, three living rooms and a kitchen. There are also two kitchenettes, a bar, scullery, office, walk-in robe and laundry. Outside there are multiple courtyards that capture the sun and offer cool respite, as well as generous entertaining areas. So extended family gatherings and places to entertain guests are both well and truly covered.

In putting together the design, there was one sizeable challenge: the block was sloping. Christopher says rather than

ABOVE

A dark and moody kitchen adds modern allure



**EDITOR'S
FAVOURITE**

The intricate balance
of dark and light tones





“It makes a bold statement by bringing together all of the clients’ requests and the key materials used throughout the house, showcasing them in one cohesive space”

— Christopher Gyzemyter

ABOVE

Modern and contemporary in style, this bedroom is perfect for restful slumber

viewing it as a limitation, they used the natural slope to their advantage. “With the front of the property sitting higher than the rear, much of the new extension is subtly concealed,” he says. “The new carport was carefully designed to match the architectural language of the original house, ensuring it integrates seamlessly into the overall composition.”

Beautiful finishes and textures weave their way through the home. Handcrafted elements like striking Moroccan tiles and handsome weathered oak doors feature.

It’s a divine union between textural timeless beauty and modern elements, like the hand-patinated steel.

In keeping with the French farmhouse aesthetic, Christopher says a striking, moody palette was adopted to blend those undertones with a contemporary edge. “The weathered woodgrain and linear VJ grooves of the kitchen cabinetry are in tune with the French farmhouse narrative subtly referenced throughout the project,” he explains.



WE LOVE

The touch of old-world glamour
with the beautiful bathrooms



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101



The kitchen is one of his favourite parts of the design. “It makes a bold statement by bringing together all of the clients’ requests and the key materials used throughout the house, showcasing them in one cohesive space,” says Christopher.

Sustainability underpinned design decisions. A green roof brought natural materials into the home and improved thermal performance. Solar panels were also installed. There are cool greenspaces outside, and organic materials were chosen for their durability and robustness. Sourcing ways

to harness light and natural ventilation to minimise energy use was also important.

The home is a visual delight. It seeks to march to the beat of its own drum, and it does so with groovy finesse. It is uniquely beautiful. Christopher says it’s distinguished by its striking interior design and carefully curated material palette, which sets it apart from most homes. “The design is bold and distinctive, even polarising — but it perfectly reflects the client’s vision,” he says. “Most importantly, it’s a space that both the clients and our team truly love.” 🌱

OPPOSITE

The home connects effortlessly to greenspaces made up of mature trees and leafy planting

PROJECT TEAM

ARCHITECT Base Architecture, basearchitecture.com.au; UME Architecture, umearchitecture.au

BUILDING DESIGN & INTERIOR DESIGN CG Design Studio, cgdesignstudio.com.au

DESIGNER Christopher Gyzemyter and Adria Santaella

BUILDER Natural Lifestyle Homes, nlhomes.com.au





Introducing SuperOven

Behold the oven creating refined spaces
of culinary expression one kitchen at a time

Unox Casa is the high-end residential division of UNOX, the world's best-selling brand of professional ovens, born to bring the performance of the greatest starred restaurant to luxury private homes as well. SuperOven is the first oven that integrates the top technology of the best professional ovens into an iconic Italian design, suitable for the most exclusive kitchens.

SuperOven Collection

The SuperOven collection consists of two models: Model 1 and Model 1S. The former takes advantage of the power and versatility of two stacked ovens, while the more compact Model 1S, 2023 Red Dot Design Award winner, features a single cooking chamber. SuperOven offers professional performance in a simple, immediate way, enabling cooking methods not found in traditional ovens, such as grilling, steaming, frying, smoking and dehydrating, to name just a few. Its user-friendly digital control panel allows activation of more than 400 automatic cooking programs, for which all it takes is to select the type of food and the desired result and the oven automatically determines the settings, adapting them to the amount of food being cooked.

Furthermore, the oven features an integrated accessory drawer for storing the included professional trays and a built-in hood that eliminates odours and vapours using a professional active carbon filter. SuperOven also boasts an integrated automatic washing system: with a touch of the screen, it cleans itself using a solution of water and UNOX's patented mild, eco-friendly detergent.

Unox Casa captivates at Design Show Australia

Unox Casa's global journey continued with elegance and impact at Design Show Australia, where innovation, sophistication and Italian craftsmanship took centre stage. Among the design industry's most visionary creators, Unox Casa set a new standard for luxury kitchen experiences. Visitors were immersed in the artistry of SuperOven through live demonstrations and exclusive culinary showcases.

Architects, interior designers and discerning homeowners were inspired by the concept of transforming traditional kitchens into refined spaces of culinary expression. Unox Casa didn't simply exhibit in Melbourne, it sparked imagination and reaffirmed its role as a global leader in redefining the private kitchen.



Design Show Australia also provided the ideal stage to introduce the Unox Casa app to the Australian market, elevating the brand's vision of starred living to a new level of intimacy and accessibility. Designed for today's sophisticated homeowner, the app is more than a tool — it's an intelligent extension of SuperOven, delivering monitoring, personalisation, and inspiration directly into the user's hands.

Whether planning a Michelin-style meal or simply checking oven settings with a tap, the app seamlessly unites technology and taste. With exclusive content, guided recipes and full oven integration, the Unox Casa app invites users to unlock the full potential of their SuperOven with ease and elegance. More than a companion, it is a gateway to everyday culinary excellence, where luxury meets intuition, right at your fingertips. 🍷

SIGNATURE PRODUCT

unoxcasa.com/au_au





Pink travertine bathroom, The Ranges Estate. Photography by Sean Fennessy



Rosso Levanto marble bathroom, Enoteca Bocaccio. Design by Mim Design Studio. Photography by Peter Clarke

Turn to stone

Behold the breathtaking beauty of natural stone



Calacatta Machia Vecchia marble kitchen, Alexandra House. Design by AKI Interior Design. Photography by Timothy Kaye

CDK Stone is the premier destination for natural stone in Australia, catering to architects, designers, homeowners and renovators who demand more than just natural stone; they seek exceptional quality, beauty and reliability.

For over 40 years, CDK Stone has been supplying high-quality, premium natural stone and stone products. As well as a stable of gorgeous natural stone products, their diverse range now includes tiles, tools and equipment, stone care and stone working machinery.

Every slab in CDK Stone's collection is hand-selected for its striking colour, distinctive texture and uncompromising quality. With one of the most extensive ranges available, CDK Stone offers truly unique natural masterpieces, ensuring every client finds the perfect stone to elevate their space.

So, why choose natural stone? Natural stone is a remarkably versatile material, available in an extraordinary spectrum of colours, textures and finishes. Among the latest stones captivating the industry are richly hued marbles and exquisite quartzites, celebrated for their vibrant tones, striking veining and distinctive surface textures. These new selections redefine elegance and offer limitless possibilities for inspired design.

Natural stone transforms a home into a space that is both deeply personal and timelessly beautiful. Each slab reflects a unique blend of colours, textures and veining, allowing homeowners to express their individuality and create interiors that truly resonate with their character and style. Beyond its striking appearance, natural stone brings the essence of nature indoors, a material shaped over thousands of years, infusing every room with a sense of authenticity, warmth and enduring elegance.

Operating across five states in Australia and also in New Zealand, CDK Stone has established itself as the leader in the Australian stone industry. If you're looking to capture the beauty of natural stone in your next build, contact CDK Stone today. 🏡 **SIGNATURE PRODUCT**

cdkstone.com.au



The Voltex effect

Everyday luxury: how one small detail can transform your home



In a beautifully designed home, it's often the quiet details that make the loudest impression. The soft click of a light switch, the subtle gleam of a power point — they're small touches, but they shape how a space feels and functions every single day.

The new ARIA range by Voltex reimagines these everyday essentials with the same care and consideration you'd expect from high-end interior finishes. Sleek, minimalist and designed to complement both modern and classic aesthetics, ARIA brings a refined sense of luxury to something most people barely notice, until they do.

ARIA isn't just about looks. It's made for real life. The range includes USB-C outlets powerful enough to charge laptops directly, a first for the Australian market and a thoughtful nod to how we live now — working, entertaining and relaxing in spaces that do it all.

Behind its elegant design lies a practicality that is appreciated by builders and electricians alike. Every switch and outlet installs easily, ensuring the craftsmanship behind your walls matches the beauty you see on the surface. And with Voltex's industry-leading warranty (up to 25 years), ARIA is built to stand the test of time, in both performance and style.

With ARIA, form finally meets function in a way that feels effortless. It's the perfect finishing touch for homes that look and perform exceptionally. 🏡 SIGNATURE PRODUCT

voltex.co/aria

THE SKY

EYE TO



**Like the phoenix rising from the ashes,
this dated Victorian terrace has transformed
into a stylish abode with an impressive roofline**

WORDS CARROL BAKER PHOTOGRAPHY JACK LOVEL



WE LOVE

The restrained palette of materials
that let the design do the talking





“We twisted the roofs so that they rake downwards on their south-eastern side, resulting in their dramatic twisting form”

— Ben Callery

This striking Victorian heritage terrace offers charm, innovation and plenty of style. Before the renovation, the existing home was dated, it had a double-storey heritage façade and at the rear, the single-storey kitchen felt enclosed by double-storey neighbouring homes.

Ben Callery from Ben Callery Architects says the name Rise House was a visual representation of the renovation's ultimate purpose. “It was borne from the

new addition rising out of this cavernous context,” he says. Now it stands proudly, a beautiful two-storey home with a striking roofline.

The homeowners also wanted a new rear addition that interacted with the environment and offered light-filled open spaces. The crisp white walls create a feeling of spaciousness as light and shadow bounce around the room. The warmth of timber in the floors and cabinetry adds another layer of texture. Ben says the ceilings of the twisted roofs are lining boards that are painted white. “The lines in these ceilings accentuate their twisted form,” he comments.

Some of the other works carried out included structural and thermal upgrades. Open-plan living, meals and kitchen areas on the ground floor were built and a bathroom and laundry added. On the first floor, a new master bedroom with walk-in robe and ensuite was included. There is now access to a roof deck that boasts views of the skyline over North Carlton.

EDITOR'S FAVOURITE

The large expanses of glass and windows that create a beautiful play of light at different times of day



A design challenge for this project was being able to access natural light. Ben says a two-storey brick wall on the north side overshadowed the property. "Current planning regulations also required our new addition not to overshadow our southern neighbours," he adds.

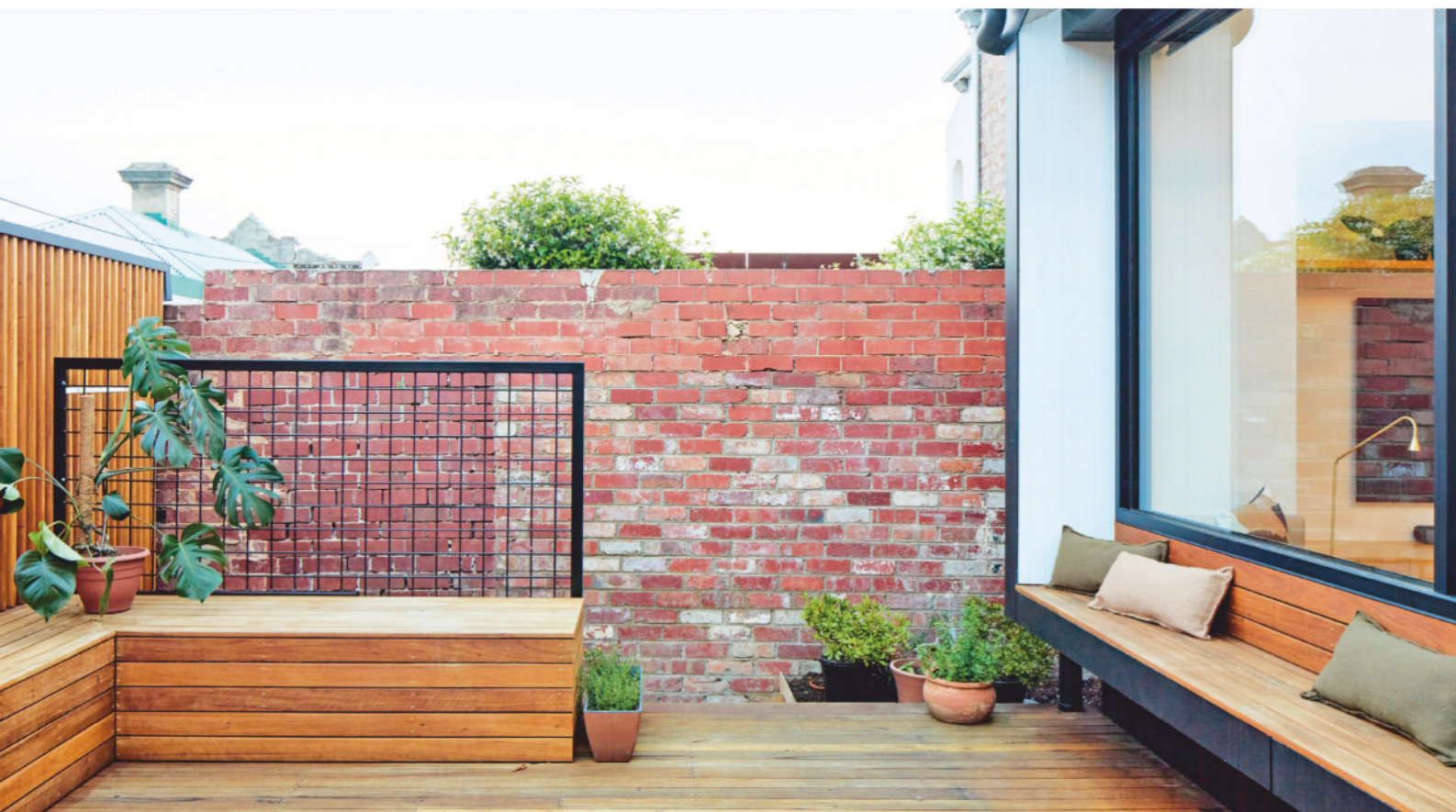
Taking a conundrum and turning it into an opportunity is where good design comes to the fore. "We twisted the roofs so that they rake downwards on their south-eastern side, resulting in their dramatic twisting form," says Ben. Now the rooms are light-filled and expansive, without blocking neighbours. "The new storey addition rises above this context with raking roofs that lift up to the north to bring warming sun down into the living rooms below," he says.

Eco-friendly measures were incorporated within the design, which was also geared to reduce the need for additional heating in winter. As there are large expanses of glass, external blinds were fitted to keep the home cool in summer.

The light is captivating and is one of Ben's much-loved aspects of the project. "My









Building a dream

How The Varley became an award-winning testament to modern kit home design



When the owners of this gorgeous property decided to build their dream home on the Gold Coast, they did not follow the conventional path of hiring a builder from start to finish. Instead, they partnered with Imagine Kit Homes, a Queensland-based company redefining how Australians approach home building, and in doing so created a masterpiece that went on to win Master Builders Queensland's 2023 Award for Best Use of Steel Frame Housing.

A Vision Built by Hand

Perched in the hinterland with sweeping views and a striking modern profile, The Varley is proof that an owner-built home can rival anything produced by major builders. The owners took on the challenge of managing the construction themselves, guided by Imagine Kit Homes' clear systems and engineering-driven design process.

Every element of The Varley reflects precision and creativity, from the soaring ceiling lines and expansive glass frontage to the seamless integration of indoor and outdoor living. What makes this project so remarkable is that it was achieved using a pre-engineered steel kit, delivered flat-packed and built on-site by its owners.

With over 490 square meters of total space, including five bedrooms, three and a half bathrooms, and expansive decks, the home captures the essence of Australian coastal living. The steel structure not only provides longevity and termite resistance but also allows for daring architectural lines that timber simply cannot achieve.

The home's open-span living spaces, cantilevered forms and detailed finish demonstrate what is possible when smart design meets precision manufacturing.

The Imagine Kit Homes Approach

Imagine Kit Homes believes everyone should have access to architecturally designed, structurally sound homes without the high costs of traditional building. Each design, including The Varley, is engineered with cyclone-rated steel frames and delivered ready to assemble, reducing waste, labour, and build time.

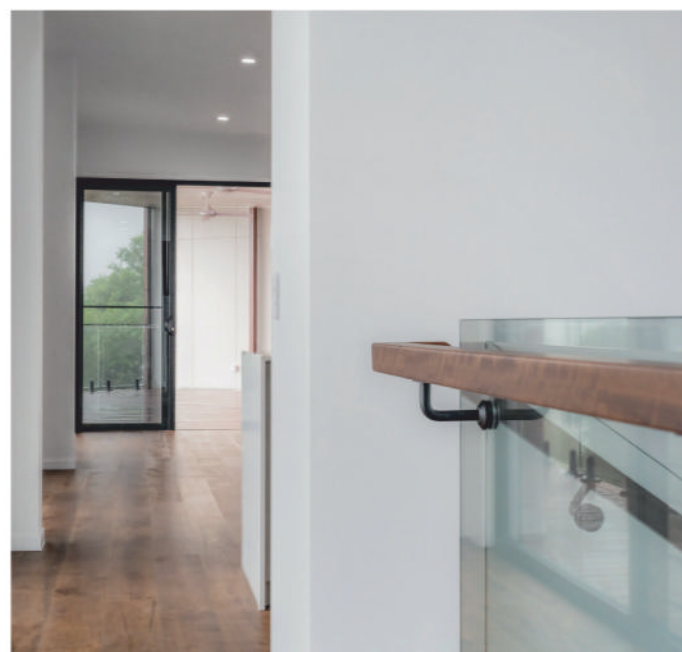
"Our mission is to prove that kit homes are not compromises. They are intelligent, efficient and achievable," says the Managing Director at Imagine Kit Homes.

The Future of Building, Made Simple

Imagine Kit Homes continues to grow across Australia and internationally, supplying kits to remote, coastal, and urban regions alike. Each design shares a common thread: resilience, beauty and adaptability.

As the housing market shifts towards sustainability and flexibility, Imagine Kit Homes stands at the forefront, combining modern architecture with the freedom for owners to take control of their projects. The Varley's story is not just about one family's dream home. It is a showcase of what happens when innovation meets determination, and when a builder empowers its clients to imagine more. 🏡 SIGNATURE PRODUCT

imaginekithomes.com.au





Award-winning Modular Solutions

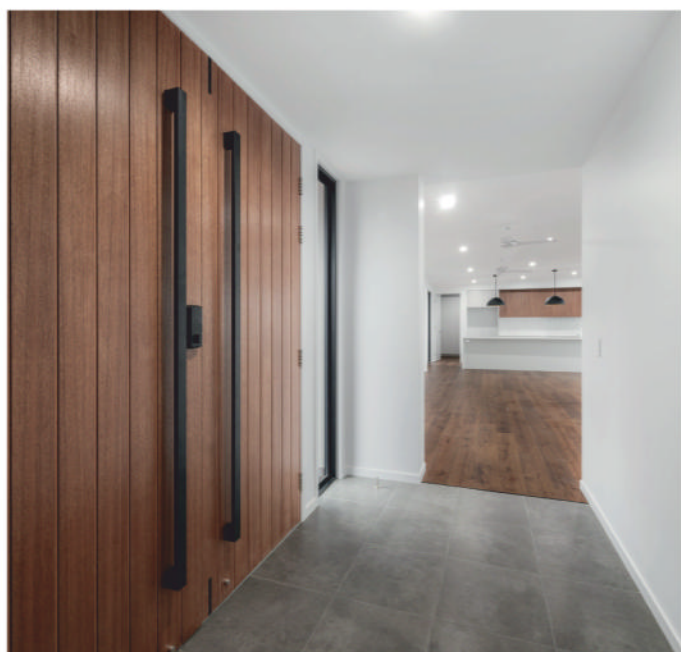
Embrace the modular movement with Saltair

Modular momentum is growing and Saltair Modular is proud to be part of it. In fact, Saltair Modular is one of only a handful of manufacturers pre-approved under CommBank's new Assessed Manufacturers policy. This new approach means clients can now access up to 80 per cent of the contract value (or 150 per cent of land equity) in progress payments before the modular home even reaches site. This is about more than lending; it's about recognising modular construction as a serious, scalable solution to Australia's housing challenge — reducing build times from 18 months to as little as 10-12 weeks, cutting waste and delivering consistent, high-quality outcomes. Saltair manages the entire process in-house — from approvals and design to manufacture and installation — so projects move faster, with fewer risks and greater certainty.

Saltair is proud to be one of the key Australian modular manufacturers earning national confidence and helping to unlock more homes, sooner. And the proof is in the pudding! Let's take a closer look at one of their magnificent modular projects.

CURRAMORE IN THE CLOUDS, SUNSHINE COAST

Nestled high in the hinterland, this stunning split-level modular home was designed to follow the natural contours of the sloping block while maximising panoramic views. With a unique layout and innovative module shapes, this project is a testament to how modular construction can offer bespoke, high-end results in challenging locations.







The layout of the home wraps across the steep, sloping site, carefully positioned to make the most of the stunning vista. Glass balustrades and strategically placed windows ensure that the views are unobstructed, and the modern, open-plan design ensures the space feels cool and airy, perfectly blending with its surroundings. The dark colouring on the knotted timber cladding enhances the modern aesthetic and complements the landscape.

The site presented several difficulties, from its steep, sloping terrain to difficult access via winding, narrow dirt roads. To make matters even more complex, access roads needed to be cut in to allow machinery to reach the build area. The site also required the construction of staggered concrete sleeper retaining walls, with heights ranging from 2m to 1.5m. Supporting posts for the structure stood up to 4.8m above the natural ground level, showcasing the complexity of the project.

On delivery day, the challenges continued as thick cloud cover enveloped the block, making crane operations tricky. The house contained 11 modules, two of which were transported at night under police escort. The modules were craned into place over two days using a 150-tonne crane, requiring close coordination between the Saltair team and the crane company. Despite these obstacles, the modular design ensured that the project was completed within the expected timeframe, offering the client a smooth, stress-free experience.

Saltair Modular's expertise in designing for complex sites made this project possible. The home features an angled layout, carefully designed to follow the shape of the block and maximise the stunning views. To achieve this, several modules were designed in triangular shapes — departing from the usual rectangular format — allowing the home to seamlessly hug the landscape.

The final result is a light-filled, spacious home, with a modern kitchen, a walk-in pantry with abundant storage, a luxurious walk-in robe, and carefully placed windows — including fixed and louvred options — to maximise both airflow and views.

The clients are absolutely thrilled with their new home, proving once again that modular construction can achieve the extraordinary, even in the clouds. 🏡 *SIGNATURE PROJECT*

saltairmodular.com.au







A Stunning Fusion of **Expert Interior & Exterior Design**

From the geometric facade with its contrasting colours and finishes to the dramatic interior design, feast your eyes on a home that demands attention and captures your imagination

Inspired by principles of industrial and Brutalist design and built by Gremmo Homes, this abode utilises a combination of natural materials, bold colours and contrasting textures to create a one-of-a-kind space.

The visual impact upon entering the home is immediate, largely thanks to a concrete feature wall. The textured wall was made by imprinting the wet concrete with planks of sawn oregon wood. Large-form marble tiles were predominantly used throughout the ground floor to add brightness to the space, while marble slabs create the numerous stairs connecting the varying levels of the ground floor. The sheer size and weight of these slabs provided logistical challenges, but the team from Gremmo Homes have executed the installation to perfection. Likewise, the back-lit LED lighting design required expert handling and impeccable attention to detail.

A large custom skyroof is located in the centre of the home between the kitchen and the living space to provide natural light for the occupants and to support the abundant

plant life that softens the industrial textures. Charcoal-toned ceilings are the icing on the cake as they introduce a sense of drama and an ambience of grandeur.

The centrepiece of the living area is a custom lowline fireplace. An intelligently designed recess makes space for decorative firewood, injecting further texture into the home and accentuating the rough-sawn concrete finish. The dining room sits adjacent to the living area, which is framed by a raised courtyard, welcoming northern light and the outdoors into the space.

In the kitchen, a dropped ceiling with feature spotted gum battens provides a clever separation of the space from the living area. Once again, dark, dramatic tones have been paired with a touch of timber veneer for the kitchen cabinetry, while the Dekton benchtop's organic veining provides visual contrast and rich texture. The splashback window features a planter box for herbs, which breaks up the colour palette as it introduces life and colour to the kitchen. Appointed with high-end appliances, the kitchen also boasts a butler's pantry for the budding home chef.



The ground-floor powder room is a hidden gem. The freestanding Phoenix basin is a statement piece, while the round mirror with warm-white LED strip light highlights the texture of the diamond-white stone wall cladding, juxtaposed with the spotted gum-clad ceiling.

From overhead to underfoot, native spotted gum was also utilised for the treads of the staircase. These cantilever from the formed concrete wall through recessed steel beams. A balustrade fashioned from stainless-steel wire enhances the floating effect of the cantilevered treads. Soft LED lighting to the handrail highlights the texture of the concrete wall. The detailing of this staircase is immense, with extremely low tolerance for error in its implementation.

Windows throughout the home are double-glazed, while retractable Centor screens have been

utilised for bifold and sliding doors in the alfresco areas. A Crystal Fire Burner is the focal point of the firepit that is framed by a DecoWood screen in natural chestnut to provide privacy. Repetition of the natural chestnut finish on the front facade, pool area and firepit creates a cohesive exterior profile.

The design of the pool is unique and dramatic. Iridescent deep-green glass mosaic tiles allow the shimmering light to dance in different tones throughout the day. The space is partially covered by a cantilevered roof, while the infinity edge accentuates the cascade to the yard below.

Of course, a home of this calibre makes use of the requisite home technology, including multi-room sound systems, automated window coverings and security that can all be operated by a palm device or mobile phone. The impact



of the home on the environment has also been considered with photovoltaic electricity generation and water harvesting utilised in combination with efficient solar passive design.

The architectural vision of Douglas Design has come to life in this home. A stunning combination of expert interior and exterior design, along with immense detailing and precision execution, has resulted in a home that commands attention and deserves recognition. 🏡 SIGNATURE PROJECT

gremmohomes.com.au

ILLUMINATING



EDWARDIAN

Introducing light and a sense of spaciousness into an Edwardian home can be a challenge. Thanks to some clever planning, this renovation saw the house transformed into a modern family's mecca

WORDS LAUREN CLARKE **PHOTOGRAPHY** EMILY BARTLETT





P reserving the beauty of an older home while marrying it to a contemporary addition can be a challenge. In this renovation from Sarah Bryant, architect, and Tom Minifie, graduate architect, the original property needed more than a little TLC.

“The house was in disrepair,” Sarah says.

“The cabinetry was falling apart, there were leaking roofs, and there was a dead possum in the skylight!”

Initially, Sarah had thought to recommend a minor upgrade, but it quickly became apparent that this Edwardian gem needed a little more love and a complete makeover to create a long-term living option for the occupants, a busy couple and their three children. The clients trusted Sarah to produce the best results for the project, delivering her a very open-ended brief — so long as the home suited their young family and had the opportunity to grow with them into the future.

And so a complete overhaul began. The 1980s rear addition to the house was demolished, making way for a new extension, while the three remaining Edwardian rooms were thoughtfully restored, including a main bedroom suite, formal sitting room and study. The scope of the new addition included three kids’ bedrooms, a bathroom and kids’ living space on the first floor.



DETAILS

HOUSE Golden Ash
LOCATION Malvern, Vic
DATE COMPLETED Mid 2021



**“Given the challenges of a long, thin site, and significant restrictions around the Golden Ash, the design solution is highly successful in creating a sense of space and light despite the constraints”
— Sarah Bryant**

WE LOVE

The combination of
light and dark materials



Creating light in a period home can often be a challenge. Luckily, this is something Sarah specialises in, with two design features considered to help optimise illumination



“Functionality for family living is always a priority with storage spaces maximised, and a plan that provides for a young family but will adapt to their future needs,” Sarah says. A pool and landscaping were also featured.

Creating light in a period home can often be a challenge. Luckily, this is something Sarah specialises in, with two design features considered to help optimise illumination. “A double-height stairwell was introduced centrally,” Sarah says. “Soaring vaulted ceilings and a folding stair provide unexpected light and volume to the narrow Edwardian hallway.”

Light was further considered with the addition of a north-facing central courtyard on the side boundary, allowing the kitchen and dining areas to enjoy natural illumination all year round.

A sense of space was created in the contemporary addition, where living spaces are connected and free flowing while remaining distinct and intimate. “The family living space hovers above the ground on a concrete plinth to create a lightness and respect for the Golden Ash that sits on the north side of this space,” Sarah says.

This Golden Ash did create some challenges for the architect upon designing the renovation. The natural place to extend the home would have been right where this significant tree was positioned, and so Sarah had to think creatively to retain and protect



EDITOR'S FAVOURITE

The curved roofline

the tree while still optimising space. This was done by working up to the boundary of the tree and making it a feature of the landscape that can be viewed from inside the home.

Inside, a sense of peace is prevalent. Curves in the addition enhance the sense of space and soften the rigidity of the traditional Edwardian architecture.

"Soft folding shapes help deceive the eye as to the narrow lot and restricted spaces," Sarah says. "Experience with smaller period homes has taught us how to create space and light in the tightest of homes."

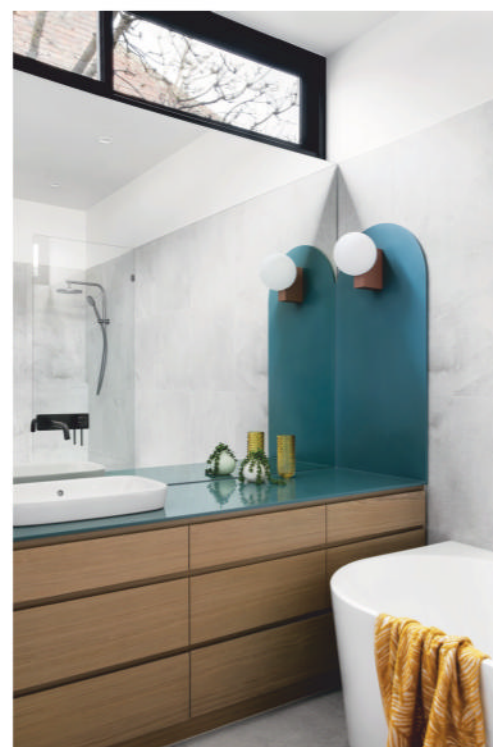
A natural colour palette complements the landscaping,

blurring the line between indoor and outdoor living. Subtle textural details add interest and again mimic nature and its unpredictable beauty, with Sarah adding that "materials were chosen to tie in with period details and for their durability." When you look out to the Golden Ash, there's a sense that you are in the garden and not confined by four walls.

Another consideration in the home's design was its environmental impact. "High-performing glazing addresses the north-western orientation, along with deep eaves to the living space and high levels of insulation," Sarah says. "The house also has a substantial PV electric system." 🌱

PROJECT TEAM

ARCHITECT Bryant Alsop Architects, bryantalsop.com.au



LET THE LIGHT IN



ABOVE

Windows that spell
wow. Project by
Sandbox Studio.
sandboxstudio.com.au

Windows and doors are often unsung
heroes in home design, providing privacy,
security and thermal comfort

WORDS CARROL BAKER



ABOVE

A master bedroom with handsome window furnishings that blend with decor and wallpaper. Darlinghurst apartment by Kaiko Design Interiors. Photography by Fiona Susanto. kaikodesign.com.au

BELOW

Expansive glazing either side of a home connects it visually to the outdoors. Kyneton by Moloney Architects. Photography by Dave Kulesza. moloneyarchitects.com.au

To source the right windows and doors for your house, it's wise to adopt a holistic approach. Look for products that will meet your lifestyle needs, as well as those that will work aesthetically with the rest of your home. Choose windows and doors that optimise energy efficiency, offer durability and are low maintenance.

A door can add a beautiful bespoke design feature to a dwelling; it can offer a commanding presence and define a look. A stunning window can transform an uninspiring space into something quite extraordinary. It can invite in warm, welcoming sunlight or provide a beautiful frame around a picturesque view.

Glass as art

Unique-shaped windows make a confident design statement. So if you are looking for something different, go beyond the rectangular. Windows can be arched, triangular, bay, bow, pentagonal, octagonal, corner windows and more. Curious window shapes are beautiful, distinctive and unique.

Adding a fixed window to your home can be an architectural feature. It's a way to offer uninterrupted views, and it can welcome in an abundance of warm natural light. Architect Taras Wolf from Wolf Architects says fixed windows also allow for creative design opportunities. "They can also work well where you can frame something like a tree or another part of the building," he says.

Fixed windows can also offer energy efficiency; no drafts can flow through and with fewer moving parts, there's less maintenance. "A fixed window brings light and views; it's like a living artwork with changing weather, seasons and times of day," explains Taras. "In the future we may see entire walls in LED simulating large windows, and we will be able to manipulate our senses through those wallpaper screens."



RIGHT

Sheer curtains soften a space and add privacy when needed. Randwick Modern by Sandbox Studio.

sandboxstudio.com.au

BELOW RIGHT

A lounge-dining space with impeccably dressed windows. Killara House by Kaiko Design Interiors. Photography by Fiona Susanto.

kaikodesign.com.au

Shut the front door

An entry door can make a significant impact on the look and feel of your home. After all, it is one of the first things people see when they approach your property. The right entrance door also sets the stylistic tone for what lays beyond. It's a way to personalise your space and add your own unique touch.

If you have the luxury of plenty of room, why not add a pivot door? These striking entrance doors have a smooth entry and closing mechanism as the weight is distributed evenly on the pivot points.

Double doors, and those with large expanses of glazing, also have a grand presence but can inhibit privacy. Want to create a unique take on a front door? Add an unusual-shaped door. However, check with your local authority before as there may be limitations on what you can use on the streetscape.

No matter what entry door you choose, work with the aesthetics of the rest of your home so there's a sense of flow.

What's your style

With new innovations and lashings of style, modern windows and doors are finally coming into their own. Big and small, short and tall, contemporary cool, timeless and traditional, quirky and quaint — there's a vast array of windows to complement your new home or renovation. Let's take a look at some of the most popular.

Adding clerestory windows to your build is a fabulous way to bring light into your home. These windows often appear in a row, are above eye level below the roofline, and offer views of the skyline. They enhance privacy and can add a thoughtful architectural feel to any home.

Awning windows are a highly practical solution, says Emma Truong, marketing manager of Rylock Windows & Doors, as they're designed for year-round ventilation, even during inclement weather. "Quality awnings can be custom designed so that the opening sash doesn't obstruct visual sightlines," explains Emma. "They are supported by heavy-duty stainless-steel stays and dual weather seals for resistance against air and water infiltration."

Louvre windows are a wonderful way to invite cooling breezes into your dwelling. They have adjustable blades to give you complete control over airflow. With a louvre window you also have control over privacy and they are available in an array of styles and materials.



YOUR OPTIONS

WINDOWS & DOORS



ABOVE

Curtains that add flow, form, and also tell a story. Hill House by Kaiko Design Interiors. Photography by Fiona Susanto. kaikodesign.com.au

BELOW

Clerestory windows invite in light and offer privacy. Design and building by Latitude 37. Photography by Spacecraft. i37.com.au; rylock.com.au



Double-hung windows are a stylish inclusion for any type of architecture. The two window sashes move up or down so you can open them from the top or bottom. They're easy to clean, energy efficient and timeless.

When it comes to doors, one of the most widely in-demand and versatile is the sliding and stacker door, says Emma. "With large glass panels up to 3m in height and 12m in length, they combine functionality and aesthetic appeal for all types of homes," she explains. "Designed to open expansive spaces and enhance airflow, a quality sliding door features an extruded flyscreen and replaceable components (including the panel track and rollers) to ensure long-term performance and durability."

Eye on the sky

A skylight helps to invite light into your home and it can be a stunning architectural feature. Here's a little-known fact about skylights: A skylight can admit more than three times as much light as a vertical window of the same size, according to Your Home, Australia's guide to environmentally sustainable homes. A skylight can be fixed or vented, which means it opens. This can improve airflow and reduce humidity, promoting a healthier environment.

Skylights are often positioned in the middle of a room, but not always. And it doesn't matter what size room you add a skylight to. In smaller spaces it can open up the room, not only welcoming in natural light, but making the space appear larger.

Double or triple glazing?

New innovations in glazing mean you can now opt for double or triple glazing. Double is two panes of glass that are separated by a layer of air or gas, which serves to insulate. Triple glazing includes three panes of glass with two insulating layers, offering enhanced thermal benefits.

Is it worth the expense to choose triple? We put the question to Moloney Architects. "It really depends on the project," says Eoghan Doherty. "But it is essential to consider the building envelope holistically. For example, it doesn't make sense investing in triple-glazed windows if they are installed in a poorly insulated house."

Choosing your glazing option is only part of the story, according to Eoghan. "Proper detailing and airtight installation are also essential. Even the highest-performing windows won't perform as they should if not installed correctly," he says.

The bottom line is, it does cost more for triple glazing, but not as much as you might think. "On a recent Passive House project we designed, there was only a five per cent cost increase in upgrading good-quality, high-performing double-glazed windows and doors to triple-glazed," notes Eoghan.

Spaces that flow

Sweeping spaces that seamlessly cross the great divide between indoors and out at home are highly



ABOVE

The glazing in this home offers opportunities to capture the view. Design and building by Latitude 37. Photography by Erhan Tirli.

l37.com.au; rylock.com.au

BELOW

Expansive windows to capture the views. Designer Levan Studio and Dita Studio. Building by Crawford Building. Photography by Spacecraft.

levandesign.com.au;
ditastudio.com; rylock.com.au



sought after. To enhance the indoor-outdoor connection with doors, Eoghan says there are several options. “A large full-height lift-and-slide door is my go-to for creating a seamless indoor/outdoor connection,” he explains. “Lift-and-slide mechanisms raise the door slightly off its seals, reducing friction and allowing even over-sized panels to glide smoothly with ease.”

Eoghan adds there are some things you can do to enhance this connection further. “Flush thresholds, recessed frames, and the use of external materials inside help blur the boundary between indoors and out,” he says.

Window dressing

Dress your windows to impress. Where needed, coverings may be required to offer privacy and shade. Nicholas Kaiko from Kaiko Design Interiors says when thoughtfully considered, window coverings can elevate a space as much as

YOUR OPTIONS

WINDOWS & DOORS



ABOVE

A front door that makes a bold statement.
pullcastshop.eu

ABOVE RIGHT

Porto door in oak adds visual appeal.
urbanfront.com

BELOW

Light-filled spaces reign supreme.
Invermay by Moloney Architects. Photography by Michael Kai.
moloneyarchitects.com.au

the architectural detailing or the furniture. “In living areas, they have the ability to soften glazing and create a sense of intimacy while still framing the connection to garden or landscape,” he says. “In bedrooms, they can be used to build a more immersive atmosphere; layered drapery in textured weaves can completely transform a space from ‘functional’ to ‘cocooning.’”

After building the home of your dreams, there might not be a lot of spare cash to dress your windows. The good news is, there doesn’t need to be. “Good design doesn’t always need to be high budget,” says Nicholas. “A sheer curtain on a basic track, if carefully proportioned and pooled lightly on the floor, can feel quite refined.”



Some window furnishings can even impact the feel and size of a space. “When mounted at ceiling height in the window reveal rather than at the top of the window frame, roller blinds can also look far more bespoke and even help create the illusion of taller ceilings,” says Nicholas.

If you are close to neighbouring properties and privacy is a concern, with the right coverings this can be helped. “If you don’t want to lose natural light or a sense of openness, I often specify double layers,” adds Nicholas. “A simple translucent sheer or net-style fabric for the daytime, paired with a heavier curtain or blind concealed within a ceiling recess/pelmet for night-time use.” The space can adapt throughout the day and into the night.

Design changes over the decades

Cutting-edge technology is creating more energy-efficient windows and doors. Emma says a growing emphasis on energy efficiency and sustainability has driven innovation in materials. “An example is thermally broken frames and the adoption of high-performance low-e glass, which Rylock includes as standard,” she shares. “Enhanced sealing systems have also been developed to minimise air infiltration.”

Emma adds that compliance requirements have become more complex, with greater attention now given to bushfire attack level (BAL) ratings, acoustic performance and accessibility standards. “Given the complexity of regulatory requirements, it’s essential to partner with a window and door manufacturer who understands your site’s requirements and can deliver a tailored solution,” she advises. 🏡





Wishlist

01 ADF CLARE 60S VT FREESTANDING

The distinctive shape of the Clare 60S Vt fireplace is what sets it apart, with the vertical format maximising the views of the flame. The ADF Clare 60S Vt Freestanding is available in Australia from Castworks. castworks.com.au

02 CUTEK® EXTREME

CUTEK® Extreme is a deep-penetrating clear oil that protects timber from within, enhancing durability, stability and the natural beauty of wood. cutek.com.au



Index

Arisit.....	45, 67, 77
Austaron	12
Big Ass Fans.....	8
Castworks	25
CDK Stone	OBC
Cutek	29
Embelton	57
Gerard Roofs Australia.....	IFC
Hedger Constructions.....	10
Imagine Kit Homes.....	18

O'Shea & Sons Builders.....	80
Paarhammer	93
Rylock Windows & Doors	6
Saltair	23
Stoked Stainless	16
Stroud Homes	21
The Woodworkers Company.....	14
TopOcean.....	37
Unox Casa.....	4
Voltex Electrical Accessories	31

ABOVE
Bardon Treehouse
Photography Mitchell Kemp

GRAND DESIGNS AUSTRALIA BUILDING GUIDE

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