

LUXURY HOMES KARRINYUP

Built to plan, with love

Attention was paid to every detail when it came to planning this two-storey Karrinyup home, writes **Olga De Moeller**

It was a house built entirely to plan and one the owners love because every detail was meticulously worked out at the start.

Darrell and Tara Hearn wanted something simple and modern, with top-quality materials and an open-plan design on their 427sqm block down the road from Newborough Primary in an enclave of new homes on the old Scarborough High School redevelopment site.

Builder Gold Constructions was contracted to do the job, a two-storey design by Brandon Cross, of Cross Fishwick and Associates, to capitalise on ocean glimpses from balconies off the living area and landing.

The specification included reverse-cycle air-conditioning, travertine marble facing on the front elevation, cedar door and window frames, 3m-high ceilings with halogen lights on dimmers and polished concrete aggregate floors in the living area.

Everything had to be clean and simple, with just a touch of Bali, evident in the cedar louvres on the turret over the balcony, pots of frangipani around the pool and big, frameless showers to give a resort feel to bathrooms.

"All internal doors are flush panel with architectural profile frames and we opted for shadowline cornices to maintain the clean lines, but it turned out the simple stuff was more expensive than standard fittings," Mr Hearn said.

"It was all done according to plan and we wouldn't change a thing. There's lots of natural light, which we wanted, and continuity of colours and fittings throughout."

A warm welcome is guaranteed through the wide cedar door into an entry that draws the eye past the staircase and living area to the water feature in the solar-heated 10m lap pool along the rear boundary.

Push back the cedar-frame sliders and you have a spacious entertaining



The property takes in views of the ocean.

area that takes in much of the floor space downstairs, a courtyard and alfresco area, the latter with stained timber deck, cedar-panelled ceiling, barbecue, sink and café blinds for all-weather use.

Pool users can rinse off under a shower with hot and cold water on the side boundary, which is beautifully presented with pebble stones and slab pavers.

There is a travertine marble fireplace with fan-assisted Jetmaster gas log heater in the living area, which has a coffered ceiling, and the kitchen is beautifully finished with walnut laminate cupboards, glossy white vinyl-wrap utility drawers and CaesarStone benchtops, a combination used in the three bathrooms and laundry.

All sinks and vanities are under-mounted and kitchen appliances are Miele, including the integrated dishwasher, free-standing stainless-steel oven and canopy range hood. The splashback is glass, there is a big step-in pantry, an appliance niche and breakfast bar.

A carpeted room with cavity sliding door to the living area is set up as a theatre with surround sound and relates to the alfresco area through full-height windows with block-out Holland blinds to make it

feel just like being at the movies.

Off the entry, there is a guest bedroom with full-height built-in robes and semi-ensuite access to a bathroom that, like the others, is fully tiled.

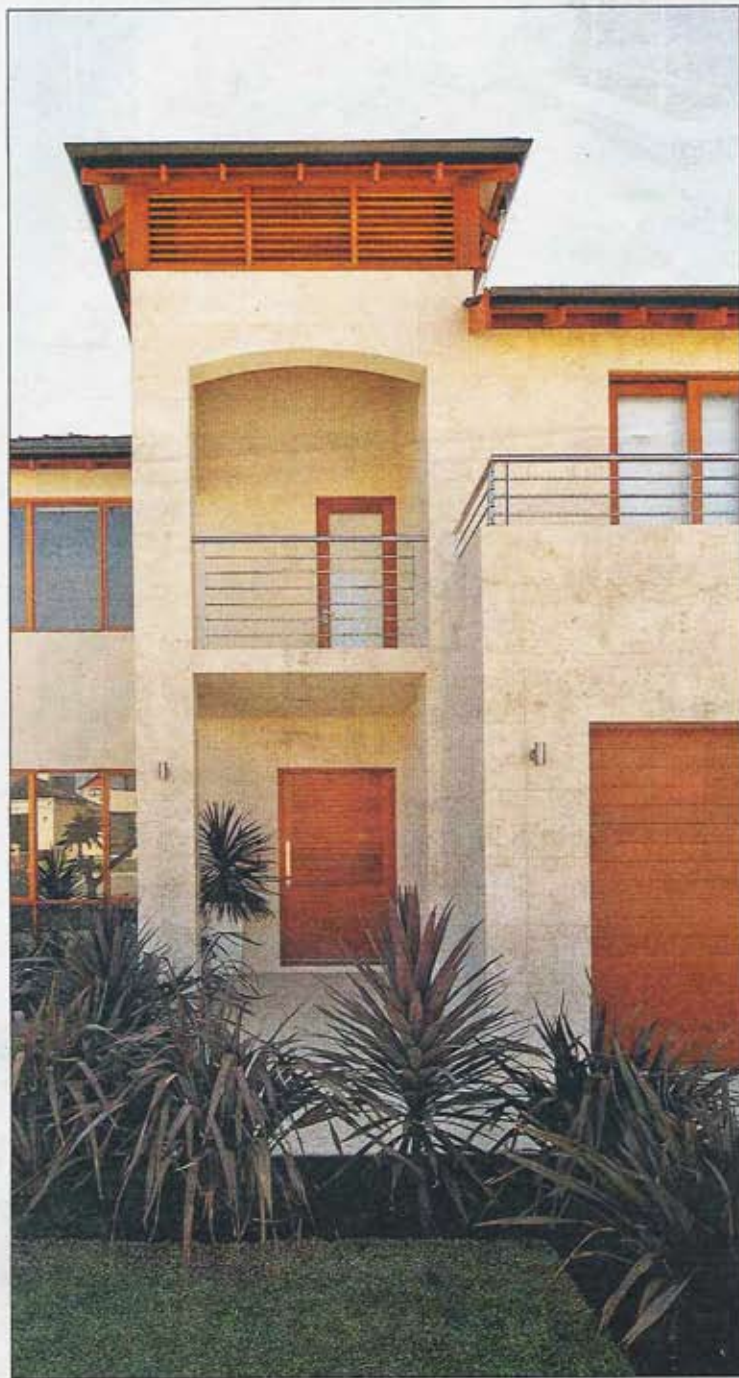
As the owner wanted continuity in materials and colours, different tones of the same shade of beige have been used on the exterior render and internal walls.

Balcony and staircase balustrades are stainless steel, travertine marble features inside and out and the same aggregate concrete in the driveway has been used highly polished in the living area for a low-maintenance finish.

Upstairs, the landing and sitting room open on to balconies and minor bedrooms have built-in robes and share a beautifully appointed bathroom with a spa-style bath.

The main suite opens on to a full-width balcony with sealed concrete floor and laminated glass panels in stainless-steel frames overlooking the pool. There is a walk-through robe with cupboards, hanging space and 30 drawers taking up an entire wall. The ensuite has a long vanity with twin basins and two-person shower.

A garage with cedar door accommodates two cars.



6 Driftwood Avenue, Karrinyup

PRICE: \$1,490,000 - \$1,690,000

AT A GLANCE: Four bedrooms, three bathrooms, including guest suite downstairs, outdoor shower, pool with water feature, alfresco area, theatre, open-plan living

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