

Quality blueprint for smaller layout



The Lauderdale kitchen bench can double as a breakfast bar.

CATHY WATTS

A compact home that does not compromise on quality, style or level of fit-out, is what the Lauderdale three-bedroom home delivers, according to Blueprint Homes general manager Craig Park.

"Issues of affordability and the growing trend of decreasing block and household sizes were real considerations during the design process," Mr Park said.

"We wanted a home that would not only suit smaller-style lots, but that would retain all the essential design features and still fit a certain price point."

Mr Park said that, although the Lauderdale was created for first-homebuyers and entry-level investors, Blueprint Homes was finding the layout equally well-suited to people looking to downsize to a more easy-care home.

"The rising trend of reduced block and household sizes is



driving demand for this more affordable, compact type of home; it's very appropriate for future market direction," Mr Park said.

"The home has proved popular with people not wanting the fourth bedroom, but rather three double-sized bedrooms with plenty of room and storage."

"The main living area with adjoining alfresco area means you can easily extend the available living space, so it's ideal for entertaining."

The Deluxe display price for the home represented excellent value and was within reach of many first-homebuyers, Mr Park said.

But people with slightly less to spend could still build the home

and get into the property market.

"A Concept version has the same design footprint, but gives people the flexibility to add features that are particularly important to them," he said.

"Buyers can easily add a few extras as shown in the display until they reach a home within their budget."

From the street the Lauderdale has a neat and stylish elevation, with a feature portico providing shelter to the front door.

Once inside, two doors lead from the entry, one to the double garage and the other to the main suite at the front of the home. The bedroom has two windows and the ensuite is accessed between separate twin walk-in robes.

Although the home is labelled as three bedrooms there is a study next to the main suite that is almost as big as bedrooms two and three at the rear of the house and could easily be converted to a nursery or children's playroom.

There is also a theatre room



The main suite has two windows and an ensuite accessed between two walk-in robes.

separate to the main living area, providing an additional space for entertaining.

The open-plan living, dining and kitchen areas are at the back of the home and connect to the recessed-ceiling alfresco area via a sliding glass door. The U-shaped kitchen has 900mm stainless-steel appliances including a hotplate, oven and range hood.

Off a hallway at the back of the home are the two double

bedrooms, each with a built-in robe, a bathroom with bathtub, separate toilet and the laundry with linen cupboard.

The home suits R20-zoned blocks with a minimum area of 412sqm and a zero lot garage wall. The minimum block frontage required is 12.82m.

The Lauderdale has a house area of 166.08sqm and covers a total area of 221.90sqm.

THE LAUDERDALE

ADDRESS: Botanic Avenue, Banksia Grove
PRICE: \$160,500
BUILDER: Blueprint Homes
PHONE: 6241 4840

Three bedrooms, two bathrooms, study, theatre, double garage, open-plan living with alfresco area

