

# Smaller block's no obstacle



Space and comfort aren't compromised on this smaller block.

Creature comfort doesn't depend on size, writes **Ingrid Waltham**



**W**hen it comes to the sustainable future of new homes, smaller and more manageable blocks are an important element. This was a key consideration with the Colorado, Blueprint Homes' display in the Glades estate.

It proves that good design ensures space and comfort don't have to be compromised with a smaller block.

Blueprint Homes' general manager Craig Park said while it was more compact in area, the Colorado still offered well-designed living spaces and effectively zoned bedroom areas.

"The home was designed to appeal mainly to first-homebuyers but sits equally well with people looking



## The Colorado

**ADDRESS:** Warrington Road, Byford  
**PRICE:** \$163,900  
**BUILDER:** Blueprint Homes  
**PHONE:** 6241 4888



**Modern single-storey home with four bedrooms, two bathrooms, home theatre, open-plan living, alfresco area**



The kitchen island contains the sinks and dishwasher.

to downsize to a smaller, more manageable home without sacrificing quality or fit-out," Mr Park said.

"Functionality and affordability were key considerations in the design."

The elevation features attached rendered piers and a blade wall.

Timber double doors lead directly into the central living hub. The entry layout creates privacy for the main bedroom and a lounge or theatre, effectively creating an "adults zone" at the front of the home.

A long island bench/breakfast bar defines the kitchen in the casual, open-plan dining and living area. The island contains the sinks and dishwasher, while separate work areas incorporate a five-burner, stainless-steel gas hotplate, underbench oven and canopy range hood.

Sliding doors integrate the living area with an alfresco area, which has been extended in the display to include a thatched gazebo and landscaped garden beds.

In a separate zone are three bedrooms with built-in robes; a bathroom and a laundry and separate toilet.

The Colorado is ideal for blocks with a minimum frontage of 16.05m and a minimum area of 416sqm, and can be built from \$150,750.

