



The spacious family, kitchen and meals area of the Nevona in Wellard.

# Layout makes full use of space

**MAUREEN EPPEN**

Effective zoning, a versatile layout and quality specifications are combined at a budget price in the Nevona display, by Blueprint Homes, at Wellard.

With about 160sqm of living space, plus a double garage, alfresco area and front veranda, the four-bedroom, two-bathroom home may be one of Blueprint's smaller displays — but its layout makes excellent use of every square metre.

It is targeted at first-homebuyers, investors and downsizers and combines affordability with classy contemporary style.

Its practical floor plan has well proportioned, open-plan living

areas linked to an alfresco area under the main roof, plus separate theatre and activity rooms, and four good-sized bedrooms.

Blueprint Homes' general manager Craig Park said that the home's functional layout and practical zoning had been among its most popular design elements.

"The balance of private zones and more interactive family spaces has really resonated with our buyers," Mr Park said.

The Nevona also showed how good design, quality and fit-out did not have to be sacrificed.

"The home comes standard with Blueprint's deluxe specification, including 900mm stainless-steel kitchen appliances, pivot shower screen

doors and china vanity basins.

"The combination of value, high level of appointments and well thought out design make it ideal for investors and families looking to get their foot in the door of the property market."

From the street, the home mixes two-course cream bricks and white Colorbond roof and garage door, adding pale grey render on a freestanding portal for a look that is likely to endure.

Main living areas are at the back of the home, where the central family room, kitchen and meals area share a well proportioned space linked to an alfresco area in the back corner.

The kitchen has parallel rows of cabinets, with the sink centred on a long island bench with

breakfast bar and the cooking appliances on a parallel row of cupboards, between the fridge recess and pantry.

A door in the kitchen opens to the laundry, which has a walk-in linen and broom cupboard plus direct access to the garage.

At the front, a low wall defines the boundary between the entry and home theatre, and the main suite has a spacious sleeping area, neat walk-in robe and practical ensuite.

Three minor bedrooms — each with a built-in robe — are in a separate wing off the family room, with the bathroom and an activity room which could double as a study as toddlers grow into schoolchildren.

The Concept version of this home can be built from \$142,100.



**THE NEVONA**

**ADDRESS:** Ditton Corner, Wellard  
**PRICE:** \$156,000  
**BUILDER:** Blueprint Homes  
**PHONE:** 6241 4840

Four-bedroom, two-bathroom home with open-plan casual zone, separate theatre and activity rooms, alfresco area, double garage

