



VIEW FINDER

For the Stanmore family, being able to take full advantage of their position opposite a park and playground provided the inspiration to create a special design to suit their block

As blocks go, the Stanmores knew they were on to a winner when they bought in Concord West more than six years ago. Not only is it located on a quiet street with enough space for a wide frontage, the house faces a sprawling park complete with playground, bike tracks and pre-school – just right for a family with three children.

When they bought the simple red-brick house, Melita says they planned to extend when they needed more space. Three children later, the need was there but instead of extending, the couple decided to tear down the house and start again.

"We felt the architects weren't listening and for the price of renovating, we could have a new house," she says.

The existing house was also daggy and featureless, so the thought of an entirely new home had considerable appeal.

The couple's search for a design that would suit their block took them to Hotondo Homes at HomeWorld in Kellyville.

Because of its unusual shape – the house would have to be 18m wide by 11m deep to comfortably fit – Roland says there were very few off-the-plan houses to choose from. Many urban home designs are narrow at the front and extend back to suit a deep block.

The Stanmores also knew they had to meet the council-mandated setback at the front, and having a grassed area at the rear was important.

"We still wanted a backyard for the cricket pitch," Melita says.

The couple contacted an architect and three builders before settling on Hotondo Homes.

"We initially went with an architect, but there was so much variance in the costs," Roland says.

Hotondo Homes was price competitive, came up with good ideas and took all their suggestions on board. Melita says she also liked Hotondo's custom-built houses featured in *Home* magazine. The finished house will have four bedrooms upstairs as well as a living space with a deck overlooking the park. The park and playground will also be visible from the downstairs kitchen and open-plan living areas.

"From our kitchen window, we can look into the park and when they're older they'll be able to play there while I'm inside," Melita says.

There will be two living areas downstairs, and the powder room and laundry will be tucked away at the front.

"You don't need a view for those," Melita says.

Building began in November. Melita and Roland have opted for carpet upstairs and lino downstairs. The bricks and interior colours are based on natural tones.

"They are all very neutral. We wanted to blend the inside with

the park," Melita explains.

With its cross-ventilation and a 3500-litre slimline water tank at the side of the house, Roland says the design sailed through BASIX requirements.

The family opted for spacious bedrooms and a deck over fancy finishes that can be added later.

"Room sizes you can't change – we compromised on finishes for the space," Roland says. ■

JOANNA TOVIA

● **MORE INFORMATION**

Hotondo Homes 1800 677 156, hotondo.com.au
HomeWorld homeworld.com.au

SMART IDEA

if your budget is tight, compromise on finishes and fittings that you can change later





FACT FILE

THE FAMILY

Roland and Melita Stanmore, and children Trent, 6, Vanessa, 4, and Ingrid, 9 months

THE BRIEF

To build a spacious house that suited the block and made the most of attractive park views

THE BUILDER

Hotondo Homes



FIRST FLOOR

- 1 Entry
- 2 Family
- 3 Garage
- 4 Meals
- 5 Living
- 6 Kitchen
- 7 Laundry



FIRST FLOOR

- 1 Main bed
- 2 Ensuite
- 3 Bed
- 4 Bed
- 5 Bed
- 6 Bath
- 7 Deck

A Vanessa, Ingrid, Melita and Roland **B** Hotondo Homes proved to be the family's best option **C** The old red-brick house was too small and had to go