



Summer comfort

We all know that good things come in small packages and the Kiarra by Hotondo Homes is just such a tidy, little packet. Designed to cater for the increasing demand for houses that suit narrow lots, this house will pleasantly surprise with its spacious feel and a variety of living areas.

The main bedroom, with walk-in robe and ensuite, is positioned at the front of the house and is an ideal parents' retreat.

The remaining two bedrooms also have walk-in robes. These rooms share a bathroom and separate powder room.

The kitchen is part of the open-plan area at the centre of the design, with a protected allresco area that extends the space even further. A home theatre

flows on from the family area and can be closed off from the rest of house. High ceilings add to the openness of the house.

The design comes in three sizes so it can be built to suit larger lots as well.

What the builder says

Designed specifically for narrow lots, the Kiarra is surprisingly spacious with high ceilings that open up the living areas, says the managing director of Hotondo Homes, Dean Vazzoler.

"The ceilings also contribute to the comfort of the house, ensuring that the house stays surprisingly cool during the hotter months. Even in the middle of summer there is no need for airconditioning," he says.

The bedrooms also stay cool, as they are located on the southern

side of the house and protected from the heat of the afternoon sun.

"Everyone who sees the design loves the kitchen/living area, especially with the covered balcony on the side, which extends the space even further, making it a good home for entertaining," Dean says.

The use of space has been well thought out with rooms that can be used for a variety of functions.

The home theatre, for example, has the ability to be sectioned off from the main living area with doors, adding another element to the design that is popular with new home builders.

"And you can never have too much storage in a house," Dean says.

"So we have incorporated a large linen cupboard in the hallway."

Leanne Croker





DESIGN KIARRA

Builder Hotondo Homes **Price** \$196,800
View 7 Bayswood Drive, Vincentia **Open** Thurs-Mon
10am-5pm **Phone** 4443 7703 or 0438 449 336

DIMENSIONS **Area** 213.53sq m **Width** 11.90m
Depth 22.03m **Bedrooms** Three **Bathrooms** Two
Garage Double

STANDARD INCLUSIONS Reticulated termite system / Colorbond roof sheeting / 450mm eaves to entire house roofline (or as per plan) / R1.5 wall insulation, Sisalation wrap to external walls and R3.0 batts to ceiling / Dux 315-litre electric-boost solar hot-water system / villaboard to wet area walls / Omega Eurolux dishwasher / Omega ceramic cooktop / upgrade to Roma RW4 gloss vanities with poly top where applicable / aluminium windows with locks and flyscreens to all opening windows and sliding doors / garage panel door with one remote control / brick infill panel over garage door and windows if applicable as per plan / 90mm external and internal wall frames / Caroma Regal ceramic toilet suites



A The Kiarra **B** The main bedroom is at the front of the house **C** The open-plan space lends itself to entertaining **D** High ceilings give an airy feel **E** The covered alfresco area **F** The family bathroom **G** The home theatre **H** The living area is opened up even further with the alfresco area **I** The meals area can also be used as another living space.

