

# Downsizing with style and substance

**JOHN VIDENIEKS**

Simplicity has to be the key when downsizing. The idea, surely, is to reduce the maintenance workload but not to abrogate responsibility for style and beauty of design.

It is in this spirit that this home was planned. Taking two years to realise, from concept to finished product, the formative stages were surprisingly immediate.

Bruce Brunton, of 3dEDGE Virtual Building Solutions, had initial drawings ready within a week, making the most of space on a 480sqm block, and developing the classical, straightforward lines that are a signature of the building.

For example, the open-plan living area is a longitudinal space that provides clear line of sight the length of the house from kitchen to front yard.

Running parallel to this, externally, is a courtyard area with a wall-length garden feature tub, which doubles as a water highlight of four spouts cascading into a flowing stream.

Simplicity is paramount: everything is low maintenance, no grass for mowing; large pavers interspersed with pebbles and shrubs in the tub topped off with six ornamental Bradford pear trees. To take in the views on the elevated block, the tendency is to move upstairs, however, a pleasant diversion downstairs has to be negotiated first.

An extensive wine cellar was included in the design. This is no



**Dean Humphrey**

under-the-stairwell space of convenience — it is the real thing, descending two short flights to a floor-to-ceiling series of cedar wine racks, stocked to capacity with vintage selections.

Temperature and humidity-controlled, this is the province of a committed oenophile.

On the balcony the pitched cedar-lined ceiling continues the sense of space, which indoors is reinforced by two large guest bedrooms, each with ensuite and walk-in robes, almost matching the main bedroom in size.

As is a modern trend, this floor of the house assumes an independence in that it has kitchen facilities: sink, fridge and coffee machine, the bench also serving as an entertainment unit.

Colour is used to enhance the space of the house.

The already abundant use of natural light through bi-fold



**Simplicity and low-maintenance living enhance the style of this spacious home in Mosman Park.**



stacker doors, open shutters and windows with translucent roller blinds, begins the task and is supplemented by stone white porcelain floor tiles and walls of semi-strength royal beige, with similar shades outside.

Builder Dean Humphrey, of Humphrey Builders & Designers, was professional, knowledgeable and considerate in consultation with the owners.

Their relationship was cemented over the period of the



build and as he was recommended to them by word of mouth, so they too extend the recommendation.

**For more information, contact Humphrey Builders, 9284 5444.**