



The open-plan kitchen, living and dining area opens up via bi-fold doors on to an alfresco area.

Restricted access to site

■ Maya Anderson

As homeowners who have built before know, even what seems like the most straightforward build can come with challenges. Turn the home in question

into a three-level, five-bedroom luxury home and it gets harder. Throw in a site at the end of an extremely narrow, cramped no through road where navigating through in just a car on the best of days is difficult, and the thought of building on said site,

with all the trucks and cranes required, can seem just about impossible.

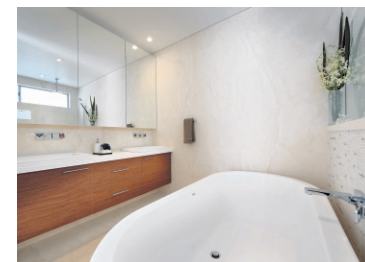
Recently completed by Signature Custom Homes, the luxurious Cottesloe home was designed for clients who wanted an elegant family residence.

Signature Custom Homes managing director David Steadman said the difficult and often-restricted access to the site was a huge challenge.

"The street is very narrow with a minimal amount of parking, which makes construction management much more complex and tends to slow down the process due to the fact that large deliveries are not possible," he said.

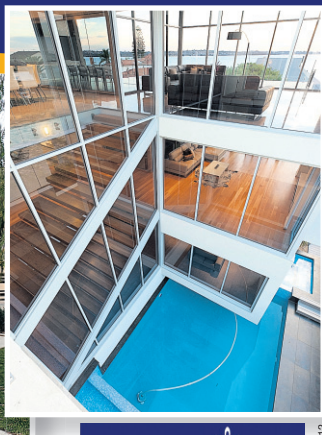
Now it was finished after a two-and-a-half-year build, Mr Steadman said the home had a very warm, inviting atmosphere.

"This is a design which exudes warmth and character and invites the visitor to explore and make you feel instantly at home," he said. "The home has many features that when combined make it work."



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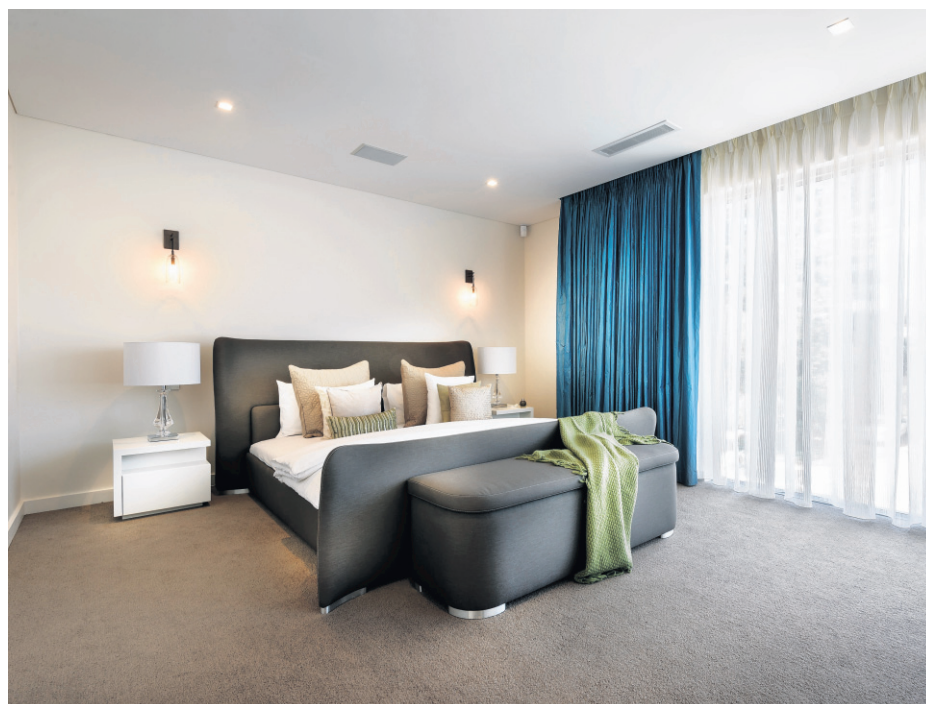


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Clean, bold lines to the roof and fascias are complemented by a gatehouse to the elevation.

a huge challenge

Clean, bold lines to the roof and fascias are complemented by a gatehouse to the elevation. The path goes past a pond and through to the big timber pivot entrance door that opens on to a modern entry foyer.

Individual spaces provide private zones for all the family while communal spaces give the family plenty of versatile living and entertaining options.

The heart of the home is the open-plan kitchen, living and dining area that opens up via bi-fold doors on to an alfresco area that was designed to be the ultimate entertaining zone, complete with outdoor fireplace, mosaic-tiled pool, alfresco kitchen and outdoor cinema.

Nearby an internal courtyard offers even more outdoor entertaining space. The modern kitchen with top-of-the-range

stainless-steel appliances and marble benchtops features wide expanses of preparation space, creating an inviting hub for entertaining.

Stone floors from Attica used internally and externally create a harmonious flow between indoors and out.

Generously sized rooms feature Toodyay stone walls, and a combination of timber and stone finishes to all cabinetry enhance the interior's luxurious feel.

The stairwell is a stand-out aspect, with huge glass windows that overlook a water feature, solid timber treads and a modern frameless glass banister.

The home has five bedrooms, including a ground-floor guest suite and a hotel-like main suite with its own kitchen and an

entry door that can close it off from the world.

The ensuite opens on to a private courtyard-style balcony with a frangipani tree. A freestanding bath by the window is an inviting place to soak away the day's stresses while the luxury continues through the rest of the room with a twin vanity with marble benchtop.

All bathrooms are fully tiled with marble and stone feature accents. The home also has a study and a formal lounge or theatre room with sheer curtaining and a marble fireplace.

Mr Steadman said the residence had a lift for ease of access from the large undercroft garage.

"The home has a fully computerised electrical and appliance-management system throughout, which controls everything from the lighting to the pool water feature from touch screen panels, the feature timber cavity sliding doors and glass and timber pivot front door," he said.

CONTACT Signature Custom Homes, 9335 6288.



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