

## New Homes

# Award winner at Jolimont

### JOLIMONT ON DISPLAY

- Price: \$389,000
- Address: 12 Halesworth Road
- Agent: Tony Harvey Real Estate  
phone 018 913 326
- Open: contact agent

**J**OLIMONT'S proximity to Subiaco and the city has made it a sought after area and with this has come some innovative and inspired new housing.

The area is dotted with quaint old cottages and most of the blocks are long and narrow.

The size and shape of the blocks has meant that most new homes are individually designed and this one is no exception.

Designed by Gary Baverstock, this home won the 1988 HIA award for its climate sensitive design.

It has a long boundary to the north and this aspect

has been well utilised.

The sun warms the home in winter while in summer the windows are shaded, keeping the home superbly cool.

This of course leads to a continuing saving in energy costs as well as creating a most comfortable and relaxing environment.

This is a showy, four bedroom home with all the requirements for a modern family life but there is little to see from the road.

A high stepped wall hung with ivy conceals the inner sanctum from passers-by and the front garden has become a private courtyard.

The master bedroom above the entry faces the big park across the road but otherwise the home enjoys private courtyard outlooks.

With a laneway at the back, the garage has been placed on the back boundary.

The front door is sheltered by a porch and opens into a foyer highlighted by black slate.

The slate continues through into the family room in the heart of the house.

On the south side of the foyer is the spacious lounge and the dining room.

Here, windows face into immaculate gardens and an internal window set into an angled wall in the side of the dining room faces into the family room creating a visual connection, taking away that feeling of isolation that is so often the case with such areas.

Even though the family room is on the south side, it still catches the winter sun through thought-

fully designed roof windows.

These are arranged in a strip across the length of the family room and over the kitchen counter.

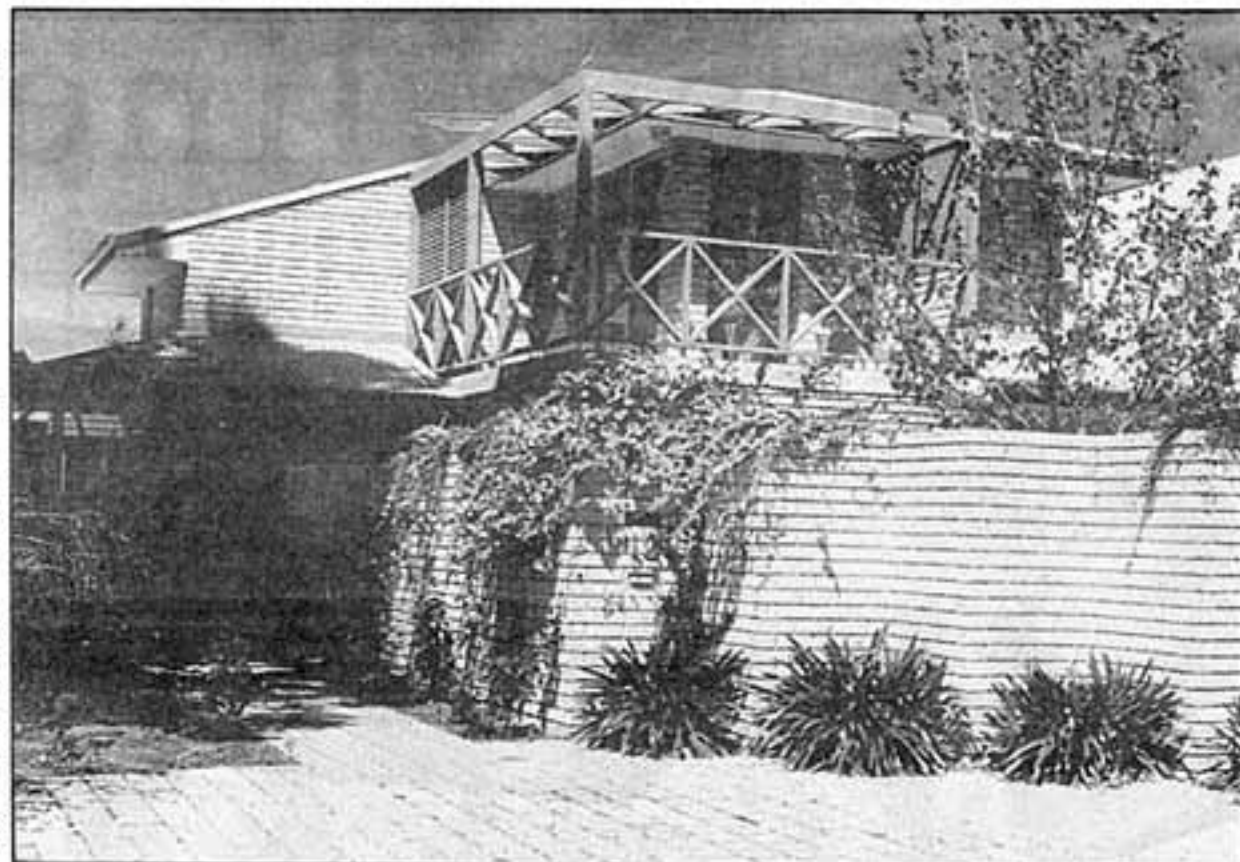
Cedar slats are set at the correct angle above the glass to allow in all the sunlight in mid-winter but as the sun angle rises into the warmer months, the slats shade the glass.

Blinds also give extra shade during unseasonably warm days.

The family room also opens into a courtyard which also catches the north sun and makes the ideal al fresco dining area year round.

Two fine bedrooms and a bathroom are located in a wing off the side of the family room and these also have north-facing windows.

A sunny gallery leading off the other side of the family room leads to the laundry and another bathroom before opening into the double garage.



This innovative, award winning family home faces a park across the road.

The stairs to the master bedroom and another cosy room are located at the side of the foyer and rise past a big window before ending on a landing.

The master bedroom is of outstanding proportions and opens on to a private balcony over the front garden.

The en suite is also bigger than average and is located beyond a fine dressing room and has a separate toilet and a big corner spa.

**Natalie  
Winslow**