

## NEW HOMES

# A blue bird in the hand



■ Bush beauty and a passive solar concept are hallmarks of this home for sale for \$250,000.

## ON DISPLAY Gidgegannup

- Price: \$250,000
- Address: Red Brook Circle
- Agent: Market Realty  
Phone 018 934 826
- Open: Contact agent

**T**HERE is much to be said for the soothing tranquility of bush, where the silence is broken only by noisy bird calls at dawn and dusk and the wind whistling through tall eucalypts.

The brilliant blue wren will fly up with a friendly chirp as it preens itself in front of a reflection in a window, while a bobtail goanna brazenly steals the cat's milk and biscuits.

It can all be appreciated with a passive solar concept in a contemporary Australian colonial style that seems to merge out of a hillside at Gidgegannup. The living areas in this home have been handled like a monster bay window that projects out to an elevated deck to exploit this environment and an outlook down the hill towards a creek.

The owners were looking for a complete escape in the bush, but within reasonable distance of the metropolitan area. They consulted architect Garry Baverstock, first in the selection of the 2ha site and then in getting an energy efficient and comfortable residence.

Solar access was a problem in getting a natural break between trees to the north — the retention of every possible tree was a priority. Opting for a long, random concept minimised the amount of cut and fill and virtually only dryandras had to be removed for the important firebreak.

Family living areas had to be on the south side for that outlook, but with the space flowing through to a country kitchen and related cottage garden on the north.

To get the best solar benefits to the south side, a tall and wide clerestory window, rising to about 5m ensures the whole area is bathed in sunlight for the six months mid-year. Even when the area is shaded, which is now, there is still a high level of natural light.

While it can be hot in the bush at this time of the year, ceiling fans ensure cool comfort. The contrast with the temperature outdoors is enough for visitors to ask if it is air-conditioned — and it is not.

The home rates as a reverse brick veneer in that all the internal walls are masonry and a rustic block has been used to dado height externally. But the main cladding is a simulated weatherboard and the roof, rising up at angle of 40-degrees for the clerestory window, is silver corrugated metal, chosen for its heat reflective properties.

The architect opted for a free-flowing, open-living concept that exploits the 45-degree angle. It had to have a bright airy ambience with the minimum of passage space, and that tying in the separate sleeping zones.

The kitchen, complete with a real pantry, has an island cupboard that doubles as a breakfast bar and the outlook here is to the herb garden. A door off the kitchen relates to a private court with a solar pergola, an ideal setting to start each day with that cuppa and toast.

The house is concealed as you sweep in off Red Brook Circle, unfolding with progress down a tree-lined, winding driveway. The corrugated roof has solar pergola inserts, one over the main entry and another over the atrium of the master suite, and a carport at the western end doubles as a shield to the afternoon sun.

There is almost a full-width veranda to the north and the south has a wraparound deck, expanding out from the 7.5m-wide living room. The walkway, about 2m above the gravel, extends to the master suite.

The angled main entry is off the north veranda, and into a wide hall finished in blackbutt mosaic that ties in the master suite and the main living spaces. The suite has a private study or studio, a traditional bathroom with bath, a walk-in wardrobe and the main bedroom.

While the country kitchen and family room relate, the ceiling treatment with the 5m-high clerestory window distinguishes between them.

That wren has even perched on the brass handles of the french doors that open to the wide deck.

The chef gets close to 6m of bench cupboards, another 3.5m of wall cabinets plus the pantry. A slow-combustion heater is there if needed in winter to ensure comfort to the main space on the south side.

The other end of the house has three bedrooms, one used as a sewing room, and the second bathroom. A wall of cupboards has been included in the laundry.

The house has only just been completed with the paving and landscaping and is being sold because of tragic family circumstances. It is on the market for \$250,000 and will be open for inspection tomorrow afternoon.

**Frank Platell**