

Street appeal

MAUREEN EPPEN

A creative combination of materials, textures, colours and finishes lends plenty of street appeal to a group of 25 villas for the over 55s at Greenfields in Mandurah.

The single- and double-storey villas are arranged around a paved central courtyard. Many have outlooks to a nature reserve behind the complex.

Department of Housing and Works director of housing procurement Graeme Jones said the development, designed by John Kannis Architects, was comfortably situated on a level site.

The buildings had been separated into clusters of up to four villas, generously spread across the site.

"Each cluster has a different external colour scheme, to create a degree of individuality for the residents," Graeme said.

"Eleven of the 25 villas address the

street and the remainder have parkland views.

"The external design of the buildings shares a tasteful blend of cream and red brickwork to ensure a minimum of maintenance, with selected areas of rendered walls to permit the inclusion of bold colours for a bright, cheerful environment."

Inside, the one and two-bedroom units provide versatile living space and feature a mix of colours and finishes for individual style.

Some villas have cream cupboards and speckled beige benchtops in the kitchen and wet areas, some have navy cupboards with rust-toned benches and others have tones of green and beige — all complemented by subtle tiling.

Ground-floor, two-bedroom units are positioned on either side of stairwells to the top floors.

In each, the front door is set across a 45deg. angle and opens to a compact entry space within the open-plan



casual living area. The living space is at the front, with a big window facing the central courtyard. The back dining area has glass sliding doors to private courtyards.

In each area there is ample room for furnishings and compact natural gas heaters are included.

Kitchens, all with ample storage, are at the heart of each two-bedroom

unit, screened from adjacent areas by a wraparound, capped splashback.

Bedrooms are positioned at each end of the two-bedroom units. The main bedroom, which overlooks the central courtyard, has semi-ensuite access to the bathroom and a broad built-in robe. The bathrooms are compact but practical.

Off the laundry in each unit, a

glass sliding door opens to drying court and lock-up storeroom.

This Mandurah development was an entrant in the town house/villa up to \$150,000 category. It was designed by John Kannis Architects and built by the Department of Housing and Works/BGC Construction DIV Homes, phone 9222 4946.