

Donnybrook offers bling on a budget

Manor Homes builds houses to meet clients' demands, finds **Gemma Nisbet**

'We design homes to live in." So says Gary Brown, design and sales manager for Manor Home Builders.

He continues: "Obviously they've got to look good, but the primary design feature is that the home should make your life easier and more pleasurable."

Manor's latest design, named the Donnybrook Manor for the stone on its facade, is a clear articulation of these values. It incorporates clever little features that will make it a pleasure to live in — as Mr Brown will be able to confirm when the house becomes his family's home after the public viewing period is over.

Located on Arundel Street in

Bayswater, the Donnybrook Manor's single-storey layout was conceived in response to demand from clients, Mr Brown said.

"We've found that clients who want to spend \$500,000-600,000 but want all the 'bling' can get it in a single-storey home and still have some backyard space," he explained.

Sitting on a 603sqm block with a 13.7m frontage, the home incorporates four bedrooms and two bathrooms along with ample living space for a growing family.

The front section is divided in two by the traditional-style long passageway, with a home office at the front. The children's wing is behind this and includes two minor bedrooms with fitted robes and fans.



The Donnybrook Manor is designed for indoor-outdoor living.

The family bathroom has a shower hidden behind a pillar with inset shelving and is set lower than floor level so it can be used as a bath. Another practical feature is an exterior door to the powder room, so that it can be accessed from the outside when using the pool without trekking water through the rest of the house.

The main suite is on the other

side of the passageway and has also been designed with functionality in mind. For example, Mrs Brown's walk-in robe opens off the bedroom in the usual fashion, but Mr Brown's comes off the ensuite, meaning that although he tends to rise earlier than his wife, he can shut the ensuite door and get ready for work without disturbing her sleep.

At the end of the passageway, there is the entrance to a guest bedroom/multi-function room, before the floor plan opens up to the open-plan kitchen, living and dining area.

"We're big indoor-outdoor entertaining people but we wanted a bit of segregation between the living and dining area," Mr Brown said. This has been achieved by including a



partition wall that partially divides the two spaces and is inset with a gas fireplace on the dining area side.

The kitchen incorporates a number of clever features, including a scullery with a window that can double as a servery to the alfresco area, a charging cupboard and ample storage including a pantry with curved shelving to ensure that

jars don't become hidden at the back. Like the rest of the home, it has polished concrete flooring for hygiene and ease of maintenance.

Also coming off the open-plan area is a theatre room and a loft room built into the roof space, which provides a play area for the children. The living and dining areas open at the rear to a generous alfresco area, which

overlooks the landscaped garden and a swimming pool built along the rear boundary fence.

A version of the home can be built from \$456,200.

It is open for public viewing from 1-5pm on weekends until March 18.

Contact details: Manor Home Builders, 9409 8655.

