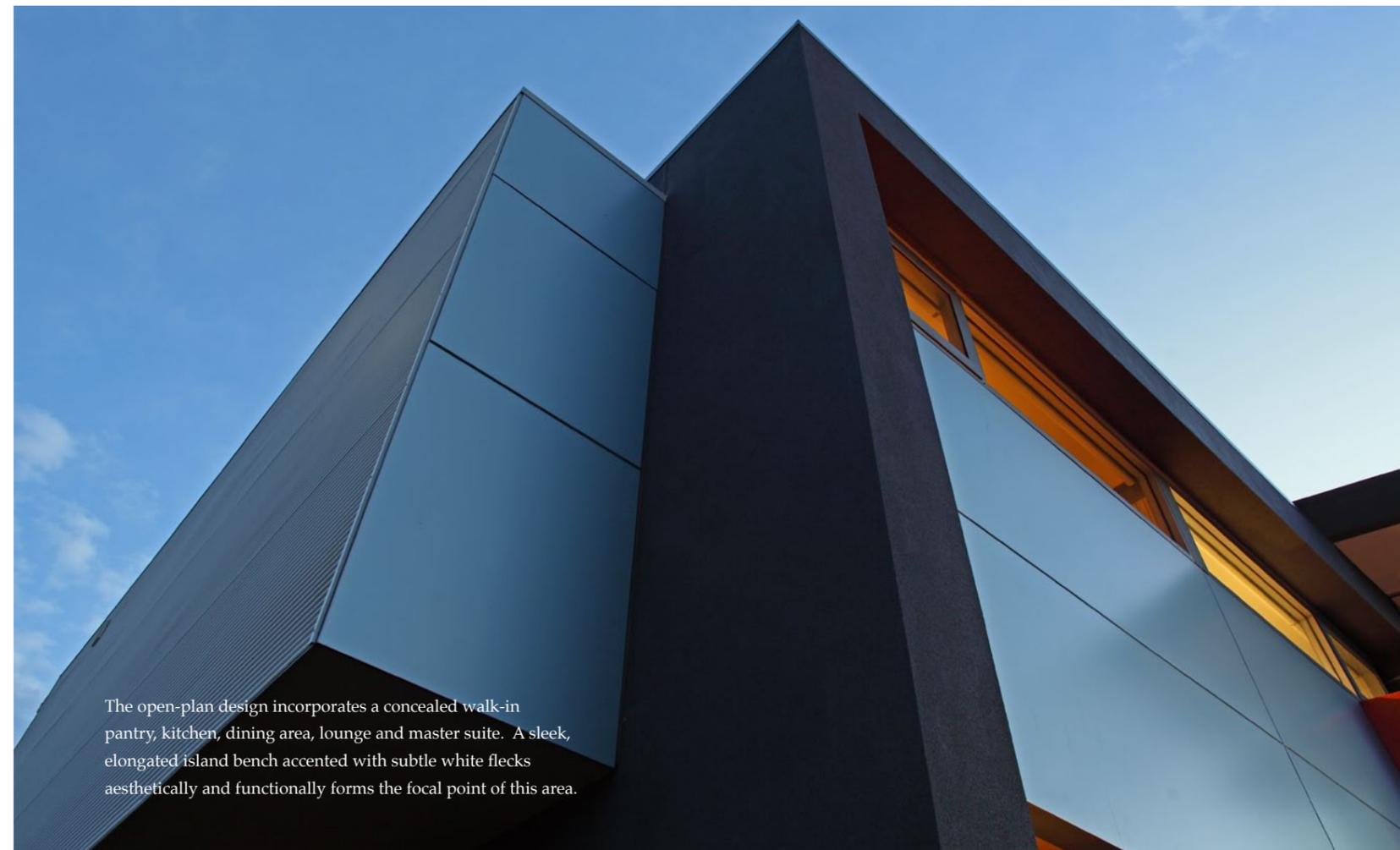




# Tasmanian Treasure

Upon entry to this sophisticated and spacious home, you are greeted with a voluminous space filled with light entering from above. The floating staircase connecting the two levels provides an exciting journey upward where you are greeted with an unobstructed vista.



The open-plan design incorporates a concealed walk-in pantry, kitchen, dining area, lounge and master suite. A sleek, elongated island bench accented with subtle white flecks aesthetically and functionally forms the focal point of this area.

From the living space, frameless glazing provides a seamless effect as you move to the external decks. An additional bedroom for guests, rumpus room and utility area are located on the lower level within the perimeter of the upper building line.

Articulated joinery detailing of all junctions, surfaces and elements was crucial in reflecting the minimalist philosophy of the home whilst simultaneously contributing to the enhancement of space and light. The neutral restrained palette is accented by the contrasting charcoal sand textured blade walls, while flecks of blue and silver in the high gloss polished concrete floors and stainless steel complement the warm tones of the timber decking.

Correspondingly, seamless ceilings create a spatial illusion as they extend through to large cantilevering roof forms which provide shelter to external decks. The dining and living areas are further defined by a contemporary furniture selection allowing a fully transformable space if the function so desires.

The master bathroom and bedroom is another key design element of this home. An exclusive 'Observa' one-way mirror is used to facilitate glimpsed views from the master bedroom while allowing the views to be exposed beyond the slick, double vessel vanity units of the bathroom, where the clients can enjoy the magnificent scenery from the luxury freestanding bath.

The dynamic form of the home is made possible by the unique skeleton design featuring exposed structural steel columns and beams, long cantilevered splayed roofs and textured blade walls elevated to form the upper floor. A bold decision was made to rotate the building axis by 15.2 degrees on the narrow allotment, so as to facilitate true north orientation and maximize solar penetration onto high thermal mass areas. Large stacker sliding doors facing onto the entertaining decks were strategically positioned to achieve high levels of natural light and ventilation as well as minimise heat loss. A solar hot water system and provision for a water storage tank assists in reducing overall running costs of the home.

This contemporary, functional, low maintenance home is a realisation of strategies to utilise every millimeter of available space to the extent that the deceptively small living spaces are enhanced through the transparency of design. Further, through the integration of sustainable design principles, the clients can reap the economical and energy efficient benefits of living in this highly rated home. Overall, the responsible design approach meets global initiatives that support downsizing the carbon footprint for the average Australian home.

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