

display homes | southern vale homes

Single-storey surprise

A home that is affordable, functional and spacious can be achieved with a few clever building tricks





Photography: Asset Photographers

Homeowners can expect a pleasant surprise upon entry to this sophisticated display home. From the outside, what presents as a single-storey abode opens up to reveal a timber staircase leading to a spacious mezzanine area.

According to Joel Steers of Southern Vale Homes, “The added expense of a two-storey build can add up to 20 per cent to your overall project budget, and could cost upwards of \$30,000–\$50,000 more by going with a conventional two-storey design. Floor space ratio (FSR) to site coverage is a growing challenge in Sydney, as building your dream home needs to also adhere to relevant planning and development legislation. For a typical 300–450m² block in Sydney this means your home’s footprint must occupy no more than 55 per cent of your block.”

“Opting to build a two-storey home may seem like the obvious solution to the problem, but it’s not always that easy. For many buyers, especially first-home buyers who are already pushing the constraints of their budgets for an entry level property in Sydney, the idea of building two-storey is extremely cost prohibitive.”

This home overcomes that problem; with a single-storey floor plan, it meets council regulations that allow the home to sit closer to the site boundary than a two-storey home. Southern Vale Homes has given this single-storey home an additional mezzanine area, and space close to the boundary of the site by moving away from a traditional ceiling truss and relocating the support internally within the home.

“The mezzanine loft provides an additional 33m² of usable space,” explains Joel, “which offers multiple applications for the home owner. It can be used as an additional living area, office or study, children’s room or home theatre — and also has the option of enclosed walls for complete privacy.”

The floor plan of the home also includes four bedrooms, three living areas and a large study nook while still allowing enough space on the lot for a backyard or pool. Its spaciousness, high ceilings, ceiling-line windows and open-plan living areas make it perfect for all types of families and tackles the modern-day challenge first home-buyers often encounter, which is a functional, comfortable home that doesn’t sacrifice on space and is still affordable.

The facts

Location: Oran Park
Date completed: September 2016
Bedrooms: 4
Bathrooms: 2
Floors: 2

The figures

Size of home: 333.69m²
Size of land: 568.18m²

The details

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