



**Smart move** George and Fiona made some clever design/colour choices; the dark floor tiles contrast well with the white bathroom, while the facade has chic street appeal.



# GRAND ILLUSION

George and Fiona Karamanlidis wanted a small home that felt big, and achieved it with the Medford Mk 2

words penny cropper photography nick clayton

**A**t just a touch over 11m wide, this compact design is deceiving. The three-bedroom house looks small from the outside, but stepping inside, the high ceilings, light-filled rooms and long hallway convince you otherwise.

"It's a fantastic example of what you can do with a small block," Fiona says.

The 9m-long hallway gives an immediate feeling of space, and after passing the main bedroom at the front of the house, with walk-in wardrobe and ensuite, it leads on to the two minor bedrooms (both with built-ins), bathroom and laundry.

The floorplan is versatile, and George and Fiona have chosen to set-up one bedroom as a home office, with plenty of room and storage space, and the other as a library and music room, with Fiona's piano and books taking pride of place.

"I love the good-sized rooms and the built-ins, it means it's really adaptable," Fiona says. Two steps at the end of the hallway lead to a sunken, light-filled living,

kitchen and dining area, which is clearly the home's heart and soul.

George and Fiona chose to raise the ceilings to a massive 3.2m in this part of the home, taking advantage of the natural light.

"One of my favourite things about the home is the illusion of space created by the bay window and high ceilings in the sunken area; it just feels so big," Fiona says.

"The bay window in the dining area gives a panoramic view of the backyard and gives a lot of light, all year-round."

The kitchen is very-well appointed, with stainless steel European appliances and plenty of bench and cupboard space.

The rich-coloured floorboards add a warm feel, and the sliding doors leading to the outdoor area aid the sleek look.

A paved alfresco area is just what Fiona and George wanted, with low-maintenance pavers and a shade cloth making entertaining a breeze. "We wanted the outdoor area purely for entertaining, and it really is perfect for our lifestyle." ■



**Warm feeling** A vivid-red kitchen splashback complements the rich laminate floorboards.

## HOMEVIEW

Timber finishes add warmth to a home



### warm glow

Laminate floorboards are low-maintenance and excellent for allergy sufferers. A regular once-over with a static brush, and a mop once in a while is all they need. The Merbau colour gives a rich, warm feel to the home. \$70/sqm, Carpet Choice 8370 3899.



### elegant choice

Timber venetian blinds add an elegant look to the main bedroom. The Bass Wood colour matches the room's relaxed style as well as providing excellent insulation qualities. Their minimal design add a modern touch to a traditional decor. \$980, Luxaffex 13 58 92.

### off the plan

**Builder** Fairmont  
**Design** Medford Mk 2  
**Location** Folland Ave, Northgate  
**Price:** \$117,912  
**Open** Sun|Mon|Wed| Sat 1.30pm-5pm  
**Contact** 8443 4555  
**Details** 178.85sqm total size  
 139.69sqm living area | 11.38m width  
 20.01m depth | 2.4m ceiling  
 3 bedrooms | 2 bathrooms