



# Poles apart from the rest

✦ BY CHRIS THURMOTT

**Built on a large rural block in Bullsbrook with stunning views of the valley, this beautiful home makes the most of its elevated position.**

Its steep building site could have caused the homeowners some difficulty, but thanks to an intuitive building technique, became a benefit to the home.

"Our clients wanted to build a home that suited their lifestyle, but complied with the significant engineering demands their steep building site required," Total Home Frames Managing Director Chris Zencich said.

"To achieve the desired look they selected the Queenslander three-by-two design and enlarged the central family, living and meals area of the home. This was achieved by adding a 5m by 8m section to the centre of the design.

Mr Zencich said the design of the home preserved the natural environment around it.

"These homes are environmentally friendly, as they only touch the ground with stumps and poles," he said.

"This eliminates costly site works, avoiding the added costs of paving, concrete slabs, retaining walls and subsoil drainage.

"This particular site required large poles at the front of the home to a floor height of up to 5m from natural ground level."

Internally, the home includes a beautiful exposed timber beam which runs through the ceiling of the living area and out to the open-gable verandah. The high, raking ceilings and large gable windows of this home provide a spacious feel to the living space.

Mr Zencich said the clients opted for a large feature pot belly heater in the living space to deliver a cosy feeling during the

winter months.

Throughout the design, large windows and doors not only allow plenty of light in, but provide sweeping views of the valley below.

A large galley kitchen, which includes stone benchtops, lacquered cabinetry and Smeg appliances, is another of the key facets.

"Some other interesting features include the galley laundry, which sits behind the kitchen and opens to the large portico verandah outside," Mr Zencich said.

"A mud room off to the side of the portico entry adds to the customised requirements."

Off to one side of the central section of the home is the master bedroom, walk-in robe and ensuite. On the other side are another two bedrooms, the main bathroom, toilet and a large walk-in linen closet.



"Perhaps the most pleasing aspect of this home is its spacious verandah that wraps around the entire living area, with two large feature porticos to the front and rear," Mr Zencich said.

"With a dining setting, lounge and barbecue, this is the perfect space for entertaining and appreciating the majestic views of the farms and valley below."

With more than 50 designs suitable for all sites and builds in both metropolitan and country areas, Mr Zencich said stumped and pole-framed homes were extremely strong and could withstand the test of time.

"These styles of home are often constructed in cyclone and earthquake-prone areas," he said. "Total Home Frames homes are cyclone-rated and suitable for the variety of soil types found throughout Western Australia."

For more information or to see Total Home Frames' designs, visit the website or the display centre at 11 O'Connor Way, Wangara.

✦ **CONTACT** Total Home Frames

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