

build under \$400,000

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Joel Barbita,
D-Max
Photography

STAR BILLING FOR GREEN SENSATION

IT'S easy to imagine yourself happy and on holiday in this new design from the Rural Building Company. And the Capricorn Loft, on display on a big 2000sq m block in Yanchep, will make the environmentally conscious even happier.

Rural Building Company's general manager Ian Holloway says the north-facing home has an enviable assessment under the Green Building Council of Australia's rating system.

"All of our houses are now being star-rated and this rates 5½ stars," he says.

"It's got minimal windows on the east and west, and the windows at the back provide cross-ventilation throughout the house."

Upstairs, louvres help with ventilation and reduce the need for airconditioning.

There are no incandescent globes in the home – lighting is fluorescent or LED. Lights in the master bedroom's walk-in robe switch on and off automatically.

The roof has e-vents instead of whirlybirds to take heat from the roof space.

"It also has a state-of-the-art system which collects, treats and distributes water," Ian says.

"All black, grey and storm water goes into one tank and reticulates the whole garden.

"If a family of four were living here you would be adding up to 800 litres of water to this garden per day all year."

The Capricorn Loft has a striking front elevation.

A big upper-floor balcony is poised over the porch, which is in front of a long row of glazed windows and sliding doors.

The glass lets in the winter sun. In summer it's protected by awnings, and hot air can be quickly purged from the house by opening the windows and doors.

Behind the glass is a huge free-form living area and a kitchen. The living area alone is more than 71sq m.

The kitchen has an island bench with extractor and under-bench oven and a five-burner gas cooktop.

There's plenty of bench space either side of the cooktop, so food preparation will be easy.

An appliance cupboard will keep the Corian benchtops free from clutter.

There's a double sink, a pull-out pantry and nifty soft-closing drawers.

One side of the ground floor leads to the master bedroom and ensuite, an office and a walkway to the garage.

The other side leads to two more bedrooms, and second bathroom and the laundry.

The master bedroom is nearly 18.5sq m and has street views.

Its ensuite has double vanities, a shower and enclosed toilet.

There's also a big walk-in robe and dressing room with automatic lighting.

The other two bedrooms can accommodate a queen-sized bed. Both have built-in robes.

The second bathroom has a shower, bath and single vanity.

If you have to bring your work home, the office is off a foyer between the garage walkway and the living area.

There's plenty of room on the upper floor, which is reached by stairs from the kitchen.

Raking ceilings and a void over the living area make the space seem roomy.

A 30.5sq m studio is at the top of the stairs and would be an ideal home theatre with a view or creative space.

A library at one end provides storage options, while the balcony is reached through double doors at the other end.

It's surprising to learn one of the Capricorn Loft's biggest environmentally responsible

drawcards is hidden. The home is built with timber, weatherboard and corrugated metal: "integrated construction", according to Ian Holloway.

"With a timber-framed house there's less waste," he says.

"It doesn't have the thermal mass that comes with brick, but it has still achieved a 5½-star rating."

The Capricorn Loft is a comfortable home that does its bit for the environment.

It will generate a lot of interest in families and couples looking for a stylish and socially conscious alternative.

David Cohen



CAPRICORN LOFT

- * **builder**
Rural Building Company
- * **price**
\$347,000
- * **location**
Cnr of Two Rocks Rd and Lindsay Beach Blvd, Yanchep
- * **open**
Today, 1pm-5pm; Monday and Wednesday, 2pm-5pm; Saturday, 1pm-5pm
- * **phone**
1800 643 800
- * **website**
www.ruralbuilding.com.au

essentials

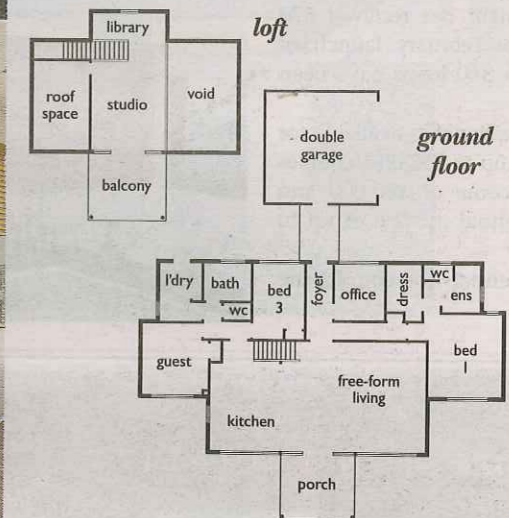
- * **size**
213.67sq m
- * **width**
19.8m
- * **depth**
14.1m (excluding walkway and garage)
- * **bedrooms**
Three
- * **bathrooms**
Two
- * **garage**
38.19sq m

features

- * Water recycling system
- * High-specification kitchen
- * Big free-form living area
- * Huge balcony
- * Sweeping views from both floors

trade secrets

- * The Capricorn Loft looks good from aesthetic and environmental angles, and its big rooms will be attractive to any buyer.



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