

Our Top 40

Design Tips

for your next  move



Design

1

Walk through your current home and take note of what you don't like.

2

Do the same, but take note of what you do like.

3

If you can't find a house design that ticks all your boxes, you can mix and match features from different floor plans.

4

Take note of which side the doors open when looking at a house plan.

5

Got a tall car? Consider increasing the height of your garage.

6

Thinking of a small living area? Sliding doors that consist of 3 or 4 panes (instead of the standard 2) will make your home look more spacious.

7

Think of whether your Main Bedroom will be at the front of the home or the rear.

8

If you plan on working from home, a separate study or home office will allow you to close the door during school holidays (sorry kids!).





9

Narrow block? Increasing your ceiling height will make it look more spacious.

10

If increasing the ceiling heights is pushing the budget, opt for a recessed ceiling instead. You get extra height and it's easily noticed.

11

If you have a scullery, think of where your kitchen sink will go. Will it be in the scullery, remain in the kitchen, or will you have two?

12

Instead of the vanity, place your bath tub next to the shower to avoid that awkward gap that's hard to clean.

13

Awning windows allow less noise to enter your home than sliding windows.

Storage

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Overhead cupboards are both stylish and practical by giving you more space in the kitchen.



15

Open shelves are a cheaper alternative and allow you to display some of your favourite items.



16

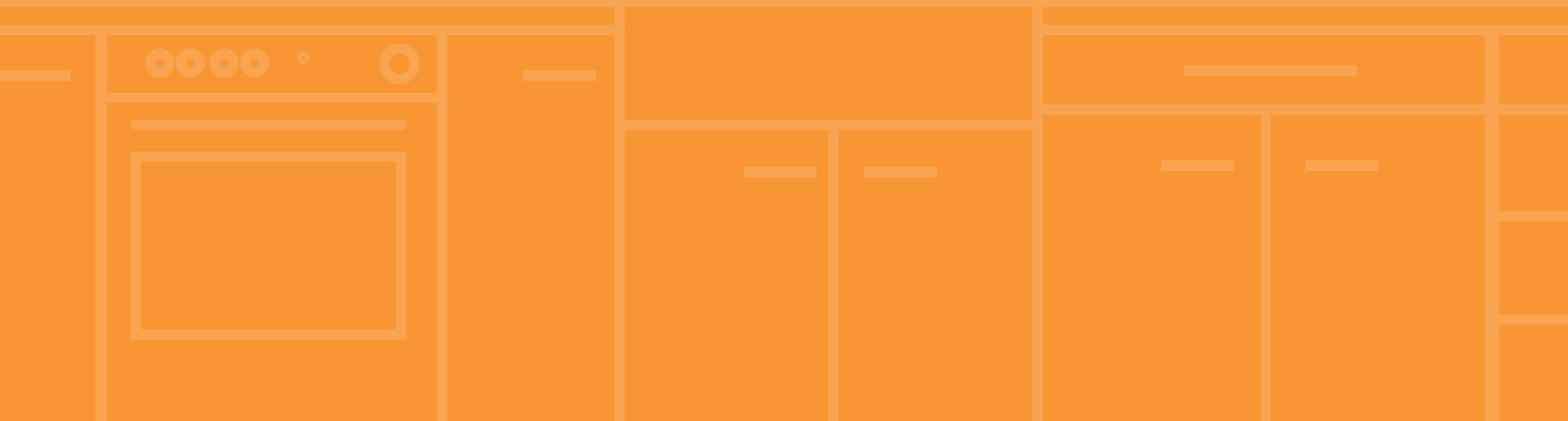
A pot drawer under the oven is a sneaky place to store those big items.

17

A laundry bench gives more space to iron and fold clothes than just a trough.

18

If you have a linen cupboard, consider having a space for your broom.



Furniture



19

Have a wide fridge? The standard fridge recess is 900mm so you may need to extend.

20

If you have large items that are going in your backyard, adding a roller door to the rear of your garage can provide the access you need.

21

Think of where you want your microwave to go and make sure there is a power point. Popular locations include above the fridge and in the walk-in pantry.

22

Draw your furniture on your floor plan. Where will you place your TV? What appliances do you use in the bathroom? The location of these items will affect where you put your power points.

23

If you are placing your washing machine under the laundry bench, make sure you leave extra room so you can move it in and out. Also, remember to place your washing machine taps underneath your sink.

Colours

24

Thinking of a bold colour? If you're planning on selling your home in the short term or renting it out, an unusual choice might turn people off.

25

Sticking with neutral colours is the best option for investment homes.

26

Hate cleaning up your dog's hair? Replace the carpet with tiles or hybrid planks (don't replace the dog!).

27

Have a smaller space? Avoid using dark colours as they can make a room seem smaller.

28

If you have already bought a block of land, check to see if there are any design guidelines. Some land estates require or prohibit certain colours and materials.

29

If you want a matte black kitchen sink but don't want to spend the big bucks, opt for an undermount chrome sink.





Mobility

30

Hobless showers remove the raised step getting in and out of the shower.

31

Increasing your front door from a standard 820mm to 1200mm gives more space for wheelchairs or mobility accessories.

32

In addition to doors, consider the width of hallways and internal door openings.

33

A wall oven removes the need to bend down (so it's better for your back).

34

Want the grandparents under the same roof but with their own space? Dual key homes provide two separate living areas (complete with separate entrances and kitchens) under one roof.

Upgrades

35

If you have a tight budget, include the upgrades that can't be installed once your home is finished.

36

Talking of power, installing a power point in an island kitchen bench is a popular inclusion.

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A power point in the linen is handy if you have a vacuum cleaner that needs charging.

38

Shower heads are normally placed 1.8m high, so if you're a taller person you may need to raise it higher.

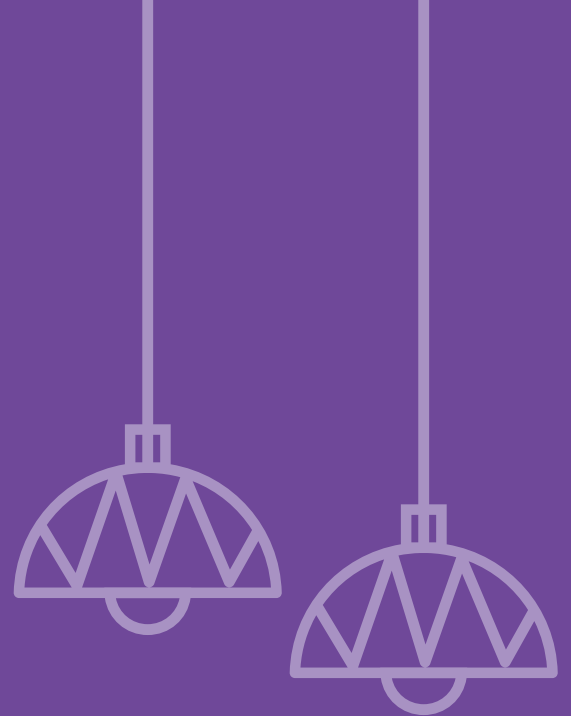
39

Hate having your shampoo bottles on the floor? A wall recess is the perfect solution.

40

Ask yourself "**is this my first home or forever home**"?

Your first home doesn't need to have everything if you are planning on a bigger home one day.



What now?



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