

East meets west in Siam on Swannie

5 Derby Road
SWANBOURNE
\$3,555,000
Acton West

4 2 3

A sanctuary-like garden with ponds, pebbles, stepping stones and frangipani trees sets the tone for something special in this new home.

The two-storey abode was recently completed by builders Exclusive Residence to showcase their expertise, including innovations such as fabric wall panels in a walk-in robe and a cellar for more than 5000 bottles.

It was named “Siam” to reflect the subtle Thai influence, according to June Yap, from the building company.

Ms Yap described the home as a contemporary representation of the Australian way of life.

“Siam seamlessly blends west and east in a sophisticated palette of colour and finishes,” she said. “There are hints of Asia, without being overstated or exaggerated.”

The exterior, like many modern homes, is finished in earthy colours, such as the sandstone cladding on the columns.

But the builders have gone one step further with accents in eye-catching burnt ochre.

This rich colour blends beautifully with the cedar ceilings in the portico and upstairs balcony, plus the aluminium frames.

The timber front door, stained in a range of colours, creates a striking impression.

A feature of the floorplan is an upside-down design, with the minor bedrooms on the ground floor,

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while the master bedroom and main living area are upstairs.

This layout provides good separation, especially for families with teenagers.

On the ground floor, the big alfresco area has a well-equipped kitchen with a wood-fired pizza oven, barbecue and a rangehood.

This indoor-outdoor room adjoins the cellar.

A clever design element for children is a multi-use bathroom, which has separate rooms for the shower/bath, vanity and toilet.

Two sets of stairs at either end of the home lead to the top floor, where the master bedroom and main living area compete for attention.

There are many extraordinary elements of the living area – but the standout is the colour-enriched blackbutt floor.



■ The top-floor balcony features a tower and treetop views of the neighbourhood.

It was the first time the builders had used the technique, which involved staining the floors black eight times then enhancing the lustre with a sealant.

The home boasts 558sq.m of living space on a 509sq.m

site.

On the long list of extras are heated floors, big bedrooms, full height tiling plus an intercom and camera at the front gate and upstairs.

The selling agent is Gill Vivian.



■ A subtle Asian influence defines this new home in Swanbourne.



■ Cook up a wood-fired pizza in the alfresco area.



■ The cellar has room for more than 5000 bottles.