

# New Homes

THE VISION BY SUMMIT HOMES  
DRAWS INSPIRATION FROM  
RALPH LAUREN OPULENCE

EXPRESS TWO STOREY  
LIVING'S AVALON CAN ADAPT  
TO GROWING FAMILIES



## A koi *SMILE*

VAST FISH PONDS A CENTRAL FEATURE OF  
THIS CUSTOM BUILD BY OSWALD HOMES



**+ OUTDOORS AND POOLS + DISPLAY HOMES + INDUSTRY NEWS + CONSUMER VIEWS**

FRONT PAGE STRIP  
77x280

xxx



# Asian influence creates tranquillity

✦ BY SANDRA ARGESE

## There is an air of oriental opulence woven throughout this Floreat custom build.

Providing the inspiration for this peaceful pad, Langkawi in Malaysia is renowned for its azure waters, tropical jungles and unrivalled sense of relaxation.

An archipelago of around 100 gorgeous islands, thousands of eager travellers journey from far and wide to sample Langkawi's beaches, rainforests and sparkling seas; but imagine a home where this serenity and luxury was echoed in every fixture, fitting and minute detail.

With a calm oasis nestled at its centre,

the Langkawi by Oswald Homes succeeds in capturing the serene nature of its tropical namesake, with airy, bright and spacious living areas offering isolation, multigenerational living and functionality in equal measure.

Oswald Homes Design Manager Brook Leber said the client wished to replicate resort-style living in an urban environment, evoking the tranquillity of an endless holiday spent in a private Asian sanctuary, with a spectacular facade just the beginning of its creative elements.

"The front garden is tiered with planter boxes and landscaping contoured to the existing landfall," Mr Leber told *New Homes*.

"Boral cultured stone cladding to the entry anchors the home around the

classically proportioned pavilion-style facade, while a warm natural colour palette and use of natural materials create a calming timeless elegance."

Black-framed windows and doors capture expansive views of the street. With a 20m frontage and two-storey houses on either side, careful consideration was given to ensure the home wasn't dwarfed by its neighbours, complemented the existing streetscape and the privacy of its occupants was upheld.

The interior of the home continues to impress, with the massive scullery tucked behind the kitchen essentially doubling the size of the workspaces and allowing for flexibility when preparing food, Asian fusion or otherwise.

**With a calm water garden and lanai nestled at its centre, the Langkawi by Oswald Homes succeeds in capturing the serene nature of its tropical namesake.**

Key features include Neff appliances, Caesarstone benchtops, a sculptural rangehood and a separate sink and fridge that complete the scullery.

Mr Leber said multigenerational living and creating a sense of privacy was a key design consideration in the location of the bedrooms.

"A guest wing to the front could be used for an elderly parent or visitor and is kept separate from the master wing behind it," he said.

"Similarly, the minor bedrooms are located to the rear of the home, allowing for separation."



However, the defining trait of the Langkawi is undoubtedly the central water garden and lanai, which can be viewed from multiple rooms and is bathed in beams of natural light.

"The Oswald Homes design team created an H-shaped design with a central water garden and alfresco upon which every room in the house is focused, creating an oasis of tranquillity and serenity," Mr Leber said.

"The owners currently enjoy vast koi ponds and wanted this to be a central feature of the home."

Louvre windows additionally allow for cross-flow ventilation and the central water garden allows employs solar passive design principles.

Situated on Newry Street in Floreat, the Langkawi is now for sale and open for inspection on Saturdays and Sundays from 2-4pm.

✦ **CONTACT** Oswald Homes  
1300 217 663, [www.oswaldhomes.com.au](http://www.oswaldhomes.com.au).

