




7 Ways
To Create A **Cutting
Edge Home With
Functional Spaces**



Whether you are building new or reinventing your beloved home with a renovation, careful thought is needed in the planning stages to make the best use of all the spaces. A cutting edge home that best suits your needs isn't all about the latest in hi-tech gadgetry. What it comes down to is thinking outside the box. Innovation comes from careful thought and creative flair - knowing how to solve problems and maximise impact, functionality, space and light. The 7 tips below are designed to help you do just that.

A modern, open-plan living and dining area with large windows, a dining table, a kitchen island with bar stools, and a lounge area with a chair and ottoman. The image is overlaid with a blue tint.

TIP # 01

Alfresco Living



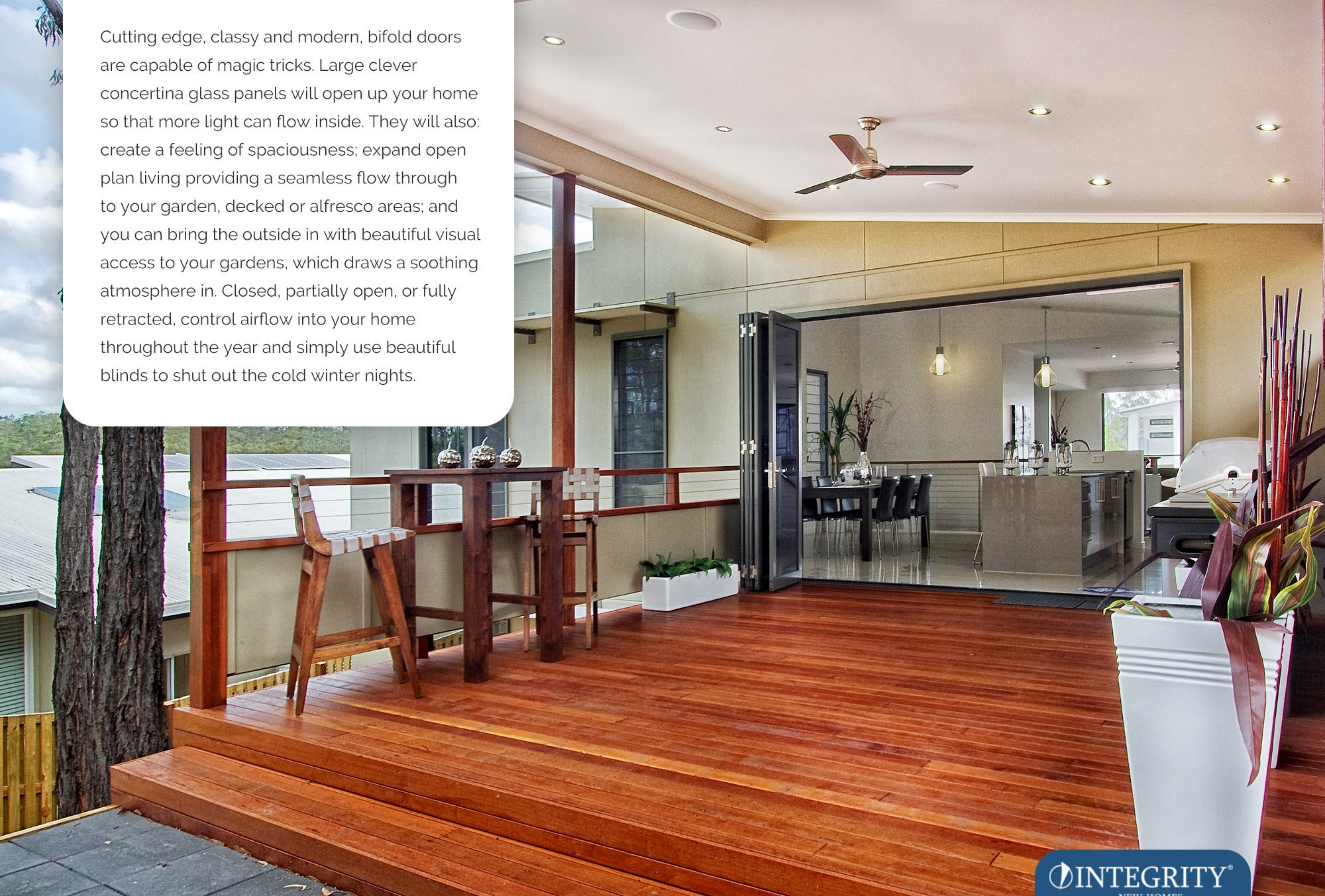
Gone are the days where family meals are shared in a formal dining room located in some other part of the house. Modern living involves a return to our natural environments and alfresco living will be factored into any new build, with renovations often pointing in the same direction. Typical Australian climate allows for outdoor living all-year-round and can even be enhanced for the colder months with outdoor heating devices like a chimney or gas heating stand. Alfresco living's rise in popularity has brought with it an ever-increasing range of options to tailor your external room to your specific lifestyle needs with everything from hardy but beautiful furnishings to full outdoor kitchens on offer. Working in unison with bifold doors, outdoor living spaces create visual expanse and impact, more living and storage space.



TIP # 02

Bifold Doors

Cutting edge, classy and modern, bifold doors are capable of magic tricks. Large clever concertina glass panels will open up your home so that more light can flow inside. They will also: create a feeling of spaciousness; expand open plan living providing a seamless flow through to your garden, decked or alfresco areas; and you can bring the outside in with beautiful visual access to your gardens, which draws a soothing atmosphere in. Closed, partially open, or fully retracted, control airflow into your home throughout the year and simply use beautiful blinds to shut out the cold winter nights.





TIP # 03

Open Plan Living



The functional unity of open plan living and feeling of expansion it brings has seen home design leave the artificially lit rabbit warren behind and transform into the inclusive and welcoming light-filled spaces we see today. Often open plan living is realised in the kitchen/dining/lounge, providing a way for family and friends to be together, even when engaged in different activities. The full advantage of open plan living is seen when paired with an alfresco dining area divided by a bifold door, giving you the closest thing to a ballroom you can get without building a ballroom.

TIP # 04

Decks and Verandahs

Extended living space, elevated views, breeze and shade, functional, quick to build, friendly on the wallet and can add value to your home. It's a no-brainer!




TIP # 05

Kitchen & Bathroom Makeovers



Cramped, cluttered or outdated, there's nothing that speaks more to the design faux pas of decades past than the kitchen and bathroom. You can spot the 60s, 70s, 80s and 90s a breathtaking mile away through every detail including tile colours, cupboard handles and even drawer size. Central to home life, the kitchen can be opened up to draw people in by removing obstacles. Dividing walls, lack of seating and narrow bench tops all inhibit kitchen functionality and hence its appeal. Doing what you can to extend your visual reach throughout the main living areas of the home from your kitchen makes this an inclusive space where people will want to gather together.



Bathrooms too are places we want to feel good going into and coming out of. There is no shortage of clever design tricks and modern execution to bring even the most un-functional bathroom to new heights but to achieve this you need good planning and advice from the right people. When considering a bathroom renovation, make a list of all the things you want your bathroom to be able to do for you and seek expert advice. Whether it's to add value to your home, create more open space to work or rest in, build better functionality with smart choices around design, kitchen and bathroom renovations are no doubt two of the most impactful changes you can make to your home.



TIP # 06

Alcoves & Nooks

Wherever you can find a little slice of square meterage in your home, an alcove or nook can be fashioned into it. These wonderful cubbyholes are warm and comforting, purpose-built spaces for reading, sleeping, retreating, eating and storage. Whether under stairs, in a closet, between bookshelves or tucked against windows, these private retreats can be beautifully dressed for visual impact and comfort.





TIP # 07

Smart Storage Solutions

Clutter has a clever way of undoing the expansive, light filled design approaches mentioned above. Modern storage solutions cover up a multitude of sins and are a blessing in every room in the house. Slide out racks for pot and pan storage and pantry drawers do it in the kitchen, while walk-in-robos and platform bed drawers take care of the bedroom. Ironing boards that fold into their own wall mounted cupboard sorts the laundry and hanging racks for bikes keep the garage in order. You could spend a lifetime learning about all the fantastic ways storage can be maximised. When making your choices, keep in mind how the needs of your family may change over time. For example, how will low-lying storage solutions serve you down the line and what storage solutions you might need to account for very young children in the house.





Integrity New Homes is a custom build and renovation specialist focused on establishing a reputation for cutting edge homes and a customer focused experience. Whether you are embarking on a custom-built home or renovation, our award winning professional in-house team welcome your call to discuss any aspect of your project in a free project assessment.

Contact us today on

 **1300 886 793**



7 Ways to Create a Cutting Edge Home with Functional Spaces