

BAYNTON WEST, KARRATHA

Lightweight build helps cut extremes

INGRID WALTHAM

With the Residence, on display in Karratha, Aussie Portables has built an environmentally sustainable and energy-wise house with an eight-and-a-half-star energy rating.

Designed specifically for growing families and the north-west lifestyle, it incorporates passive-solar design, effective cross-ventilation through good design layout and window positioning, lightweight construction to reduce extremes of temperature, and waterwise easy-care gardens.

"The Residence has been created for a larger nuclear family, with four bedrooms, two bathrooms and two living areas," Aussie Portable's Louise Daniels said.

"It's a great layout, with big spaces.

"We're constantly improving our designs, and this one has our highest energy rating ever."

The Residence has a concrete floor with engineered steel-framed walls and roof.

A skillion roof with a raked ceiling throughout provides a spacious feeling with a good balance of natural light.

A study is just off the entrance, opposite the big 4m x 4m main bedroom, which has a walk-in robe and an ensuite with twin semi-recessed vanity basins, a shower and separate toilet.

A laundry with a linen press has side access.

The U-shaped kitchen overlooks the spacious dining and living area under a raked ceiling.



Sliding doors connect that space to a huge patio area, providing plenty of outdoor living space, perfect for the tropical conditions. Cavity sliding doors connect the living area to a separate theatre, which also opens to the patio.

The home has a double carport and a storeroom. The internal area is 189sqm.

A basic version can be built from \$291,589.

The Residence

ADDRESS: Ganbarr Street, Baynton West, Karratha

PRICE: \$498,529

BUILDER: Aussie Portables

PHONE: 9471 7088

Modular family home with an eight-and-a-half-star energy rating, four bedrooms, two bathrooms, theatre, open-plan living, alfresco area



The Residence has a concrete floor with engineered steel-framed walls and roof.