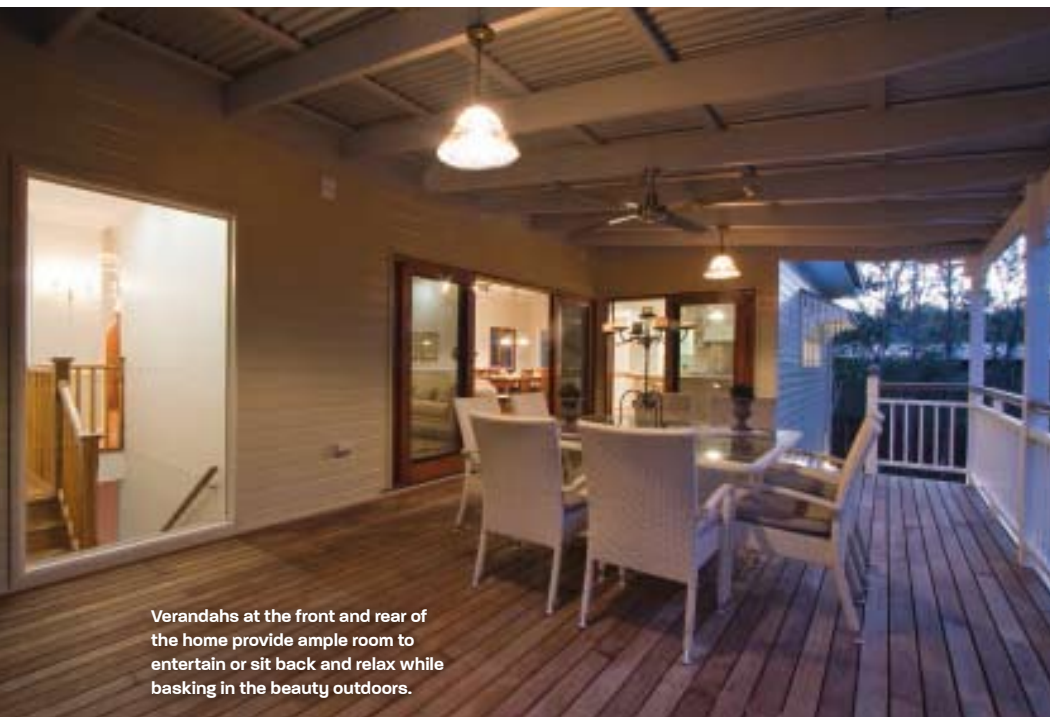




Offering style and substance, the elegant Normanby features six bedrooms, several living areas and beautiful colonial design features that makes this home a standout.

Living the dream

A custom-built dream home on a prestigious Brisbane acreage displays the eye-catching design skills and meticulous workmanship for which Garth Chapman Queenslanders is renowned



Verandahs at the front and rear of the home provide ample room to entertain or sit back and relax while basking in the beauty outdoors.

This extra-large, double-storey home is a unique blend of timeless colonial styling and up-to-the-minute practicality. With this desirable residence, The Normanby, Garth Chapman Queenslanders demonstrates an amazing ability to cleverly transform a client's wishes into a tangible and valuable asset, a desirable place where any family can enjoy a comfortable retreat. Designer Stephen Havas has fashioned yet another masterpiece.

Attractive butterfly stairs, a full-length timber verandah, cedar-framed French doors, colonial railings and a decorative portico make the front entrance a charming introduction to the luxury that awaits inside. A colonial arch separates the entrance hall and formal lounge room to the left. Mixed hardwood select-grade flooring, dado rails, carved breezeways, high ceilings and heritage light fittings put the ambience of the upper floor squarely in the colonial era.

Abundant light through the well-placed windows and doors shows off the elegant furnishings. The colonially inspired kitchen is set up to satisfy the keenest chef, with a white butler's double ceramic sink, commercial-sized gas range with gold fittings, spacious butler's pantry with wall-to-ceiling shelves and plenty of bench space finished with recycled timber tops.

Next to this fabulous corner kitchen is the dining room, enhanced by French doors to gain access to the front verandah, and a central living room that is made more comfortable in winter by the heat from a traditional timber and cast iron fireplace. In summer, when the cedar-framed

sliding doors are opened to bring in fresh, cool air from the rear verandah, timber and metal ceiling fans aid its circulation.

Outdoor entertaining can be achieved on a grand scale using the wide, covered verandahs on both levels. Smart wiring takes care of all the family's electronic needs.

The clawfoot bath on a raised platform in the master bedroom was a design feature especially requested by the client. This superb bedroom is equipped with a spacious ensuite, huge walk-in carpeted robe and easy access to the verandah. Two more bedrooms on the upper floor are serviced by a bathroom, again with clawfoot bath, separate toilet and timber-encased vanities.

A durian timber internal staircase, bathed by light through a large picture window, leads down to a second living room and kitchen, three more bedrooms, laundry and double garage. Slate-grey ceramic floor tiles on this level help with worry-free maintenance.

Downstairs accommodation has a contemporary feel, with kitchen colours of red and black and ultra-modern bathroom fittings.

The exterior of The Normanby, however, is predominantly colonial and an enduring tribute to the heritage styling that makes a Queenslander so sought after. An Ashgrovia gable soars above the garage while metal window hoods guard against the harsh sun.

The Normanby has been fastidiously designed, taking into account the home's orientation to the sun and other environmental factors including insulation in internal walls, ceiling and roof, a



back-to-the-grid solar unit and water tanks.

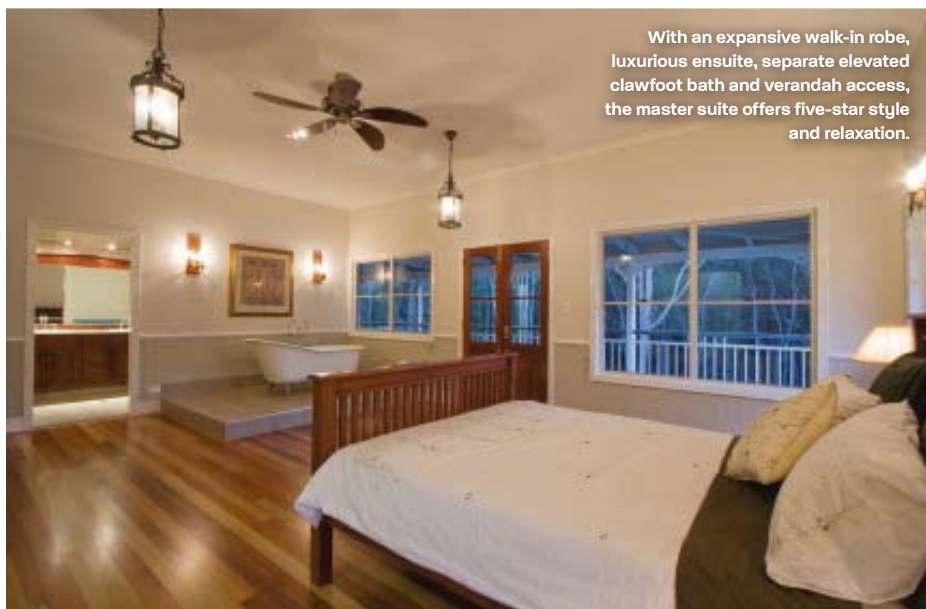
Garth Chapman Queenslanders crafts homes that suit every desire and budget. The award-winning building group captures sought-after elements for clients in a series of traditional home designs, as well as adding value with exciting contemporary features. Key principles of the company's new homes are cost-saving energy-efficiency and eco-awareness.

Garth Chapman Queenslanders helps make

dream homes come true. In-house designers and skilful tradespeople have given home buyers an opportunity to live more in harmony with their natural environment. Renowned for constructing stylish homes that echo all that is splendid about Queensland's built heritage, Garth Chapman and his team are equally adept at constructing distinctive up-to-the-minute designs that are perfect for the Australian climate and create a sense of wellbeing in their owners.



The combined kitchen, living and dining area is the heart of this home.



With an expansive walk-in robe, luxurious ensuite, separate elevated clawfoot bath and verandah access, the master suite offers five-star style and relaxation.

The Normanby

Accommodation: Spacious verandahs at front and rear on both levels, entrance hall, formal lounge room, chef's kitchen, L-shaped family-dining room, three bedrooms upstairs (master with ensuite, raised clawfoot bath and walk-in robe), powder room, bathroom, three bedrooms downstairs, living room, contemporary kitchen and bathroom, laundry, double garage and workshop.

Size: 550 square metres including verandahs.

Construction: Timber, James Hardie Heritage Primeline cladding, Zinalume roof.

Construction time: Seven months.

Special features: Impressive colonial façade with butterfly stairs and full-length verandah, extra-large rooms and storage space, chef-standard kitchen, heritage ambience upstairs with timber floors and appealing fireplace, ample entertainment space, eco-friendly features include orientation and air circulation.

Details

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