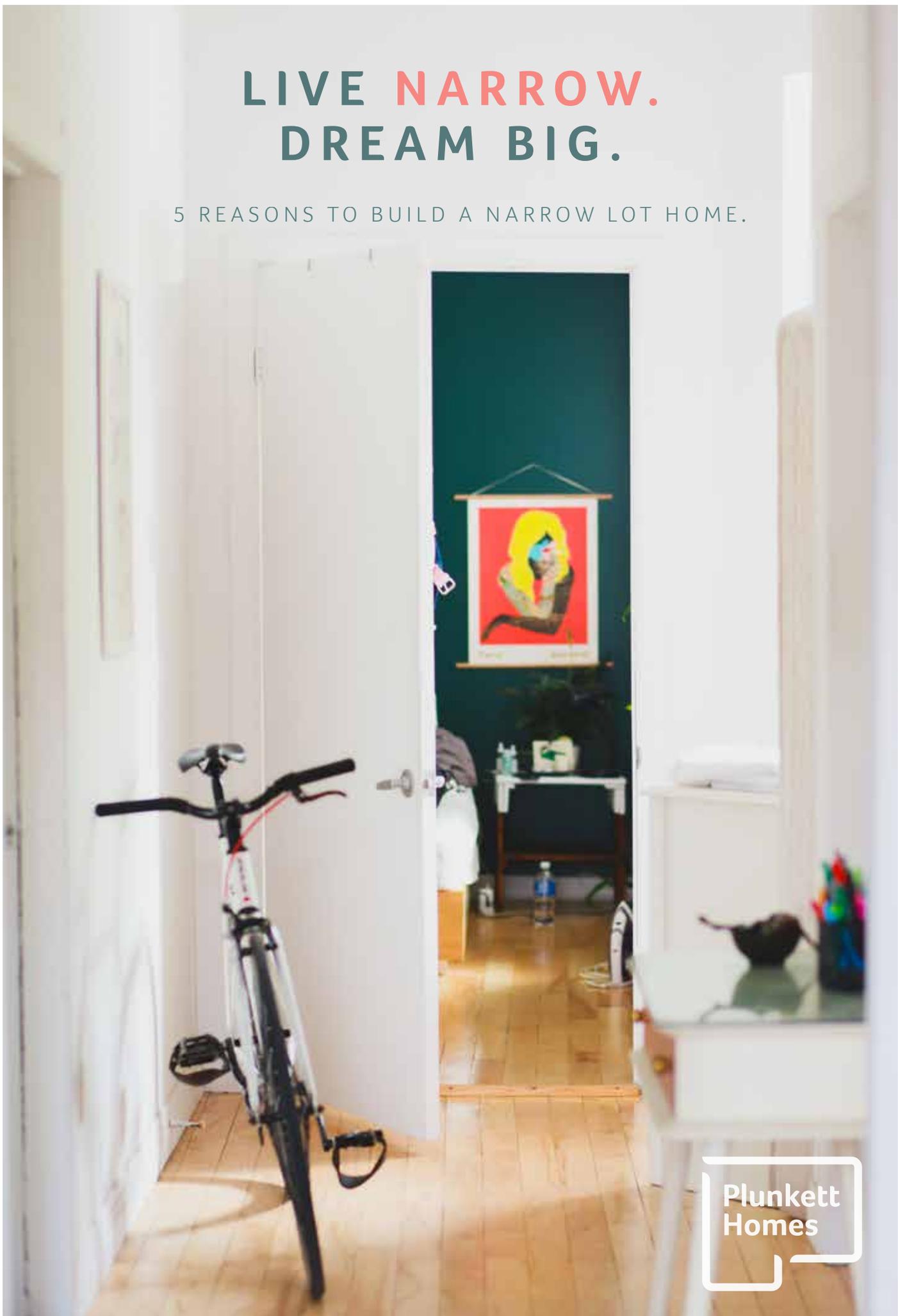


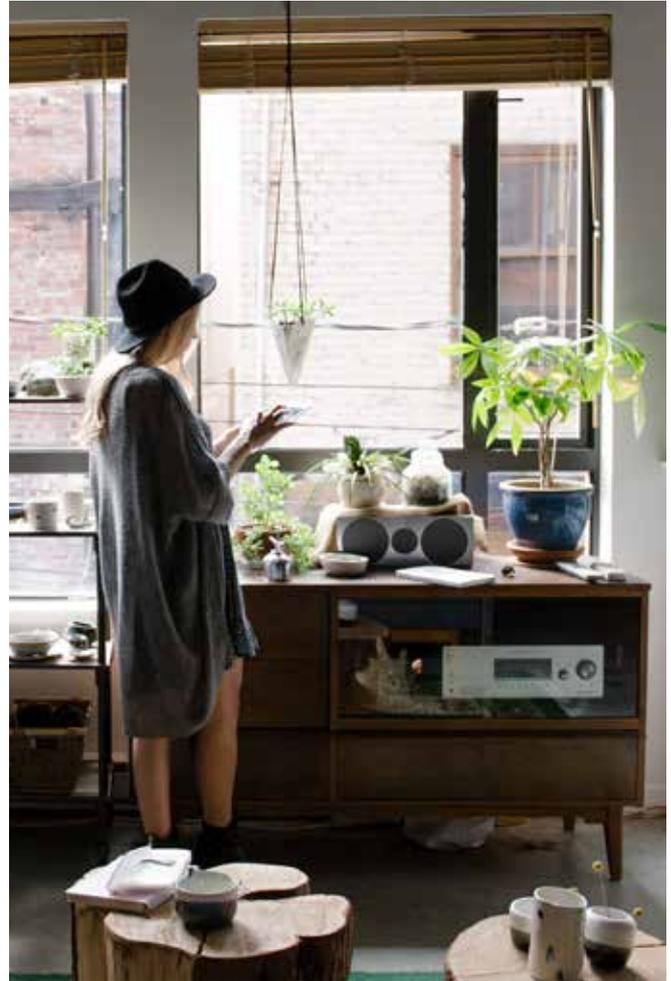
# LIVE NARROW. DREAM BIG.

5 REASONS TO BUILD A NARROW LOT HOME.



Plunkett  
Homes

Vermont by  
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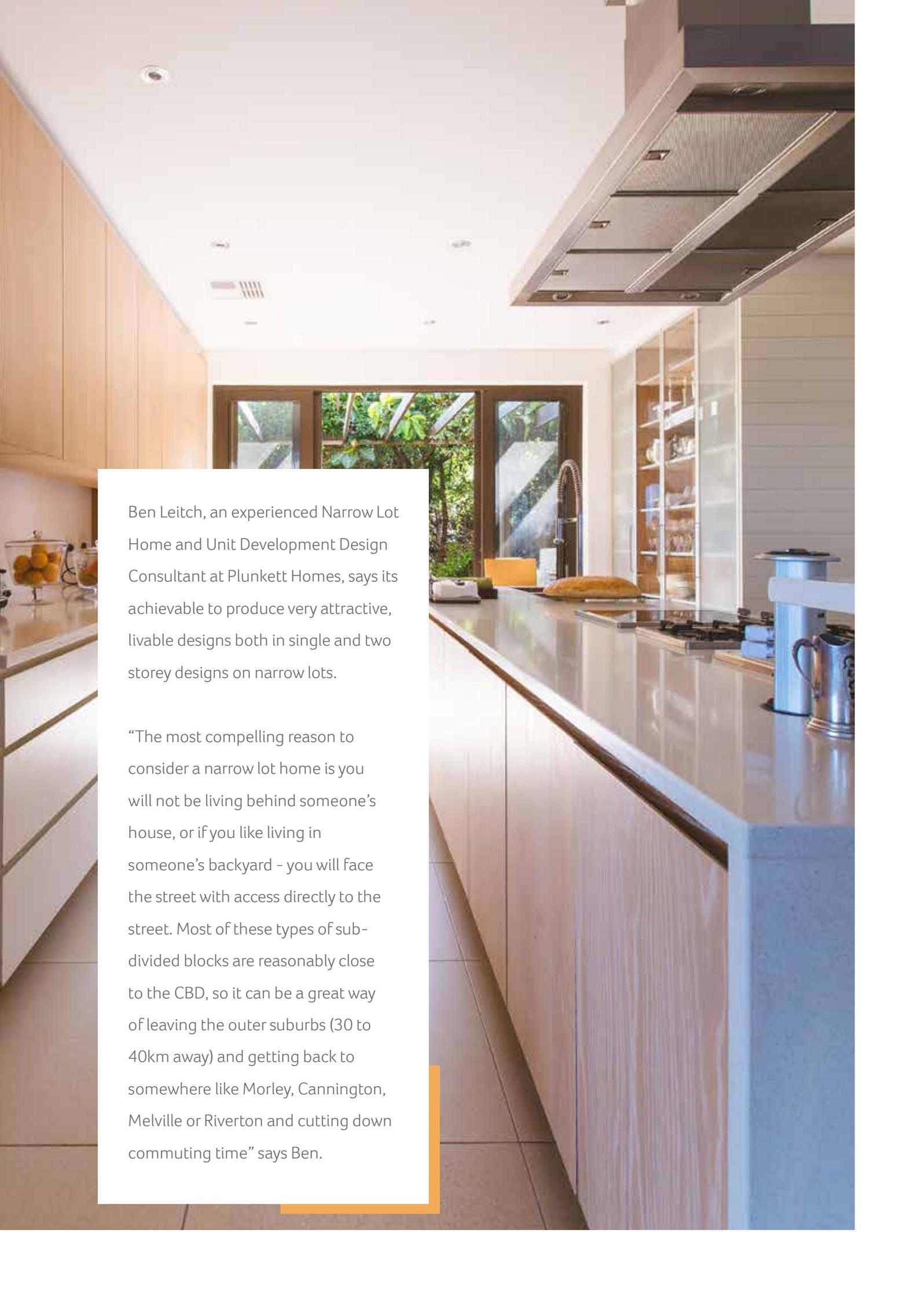


## NARROW DOESN'T MEAN SMALL.

Once a upon a time, West Australian homes were built to suit acreage blocks. Now however with block sizes shrinking, narrow lot homes are becoming a viable choice for home builders providing benefits such as affordability, premium location choice and the flexibility of upgrading to two storey.

Being a much more common request than they once were, Perth builders are leading the way with their specialised narrow lot home designs that are narrow in width but big on value and design.





Ben Leitch, an experienced Narrow Lot Home and Unit Development Design Consultant at Plunkett Homes, says its achievable to produce very attractive, livable designs both in single and two storey designs on narrow lots.

“The most compelling reason to consider a narrow lot home is you will not be living behind someone’s house, or if you like living in someone’s backyard - you will face the street with access directly to the street. Most of these types of subdivided blocks are reasonably close to the CBD, so it can be a great way of leaving the outer suburbs (30 to 40km away) and getting back to somewhere like Morley, Cannington, Melville or Riverton and cutting down commuting time” says Ben.





Mosaic Range by Plunkett Homes



## 1. INNOVATIVE DESIGNS

With narrow lot homes often coming with a preconceived stigma that they are ‘cramped’ or ‘too small’, builders are designing homes that surpass expectations by including innovative design elements to raise a sense of spaciousness.

Raised ceilings, skylights, floor to ceiling windows and open plan spaces that mix indoor to outdoor living spaces give narrow lot homes a real feel for flow of movement and space, while still keeping that backyard.

In addition, a narrow lot home is forced to be different through necessity, leading to striking design features that aren’t so common.

Narrow lot homes need not compromise on quality . Take the Wordsworth by Plunkett Homes – a 10m block on 300sqm – a slim fit that still boasts 4 bedrooms, 2 bathrooms, double garage, spacious kitchen, alfresco and activity room. The design also shows the thought that goes into utilising as much space as possible – such as the stair case having a storage area underneath it.

## 2. SMARTER SPACE MAXIMISATION

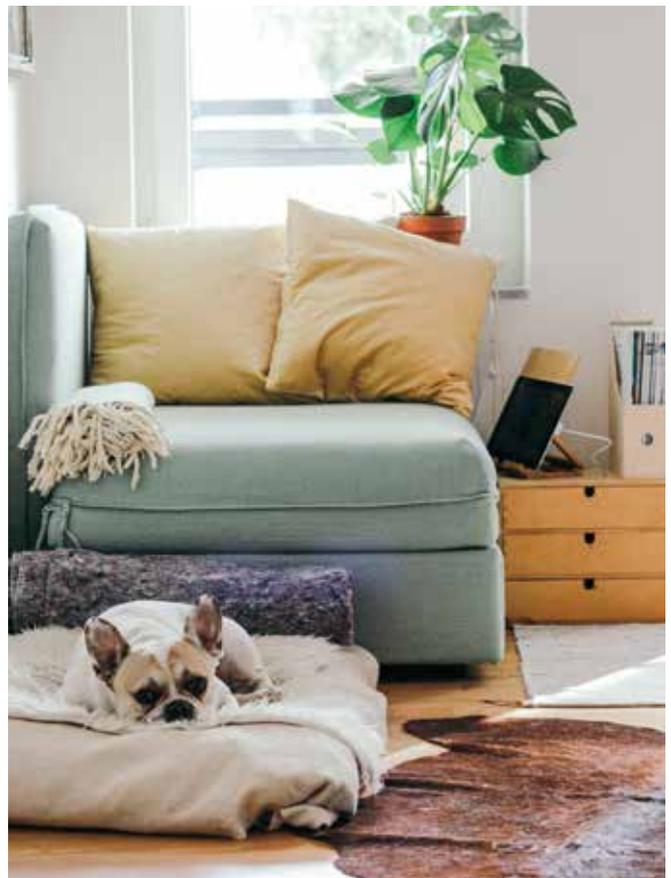
Builders are taking the perceived size restrictions of narrow lots and turning them into advantages by making use of space in innovative ways. The challenge with a narrow lot home is to ensure that the comfort and livability of the design is up to (if not better) than standard of typical 4x2 home designs.

More often the case, this challenge can be met with building a two storey home, which is a smart way to capitalise on limited space and keep the backyard, without compromising on your lifestyle.

By planning open plan living areas and taking advantage of storage opportunities (like turning space underneath the stairs into a shelving unit), building a two storey home can help maximise space and give you that swimming pool or family backyard for cricket you have always wanted.

The best way to decide whether a narrow lot home is for you? Visit a display home village. Take a visit to the Kyoto and Oslo display homes on Anzac Crescent in Byford. They are two beautiful homes that uniquely demonstrate how living narrower doesn't mean living smaller.

Amherst by  
Plunkett Homes





Rhodes by Plunkett Homes

### 3. LIVE IN A PREMIUM SUBURB

If you prefer a suburb that is close to the beach or city, finding a large block of land can be a rare and a possibly expensive find. However, with more home owners sub-dividing their land, sometimes narrow, battle axe blocks in, or near the inner city and coastal suburbs can be found.

And while building in a popular suburb can be costly, the big advantage of narrow lot homes is they help reduce further cost excess.

Kyoto by Plunkett Homes



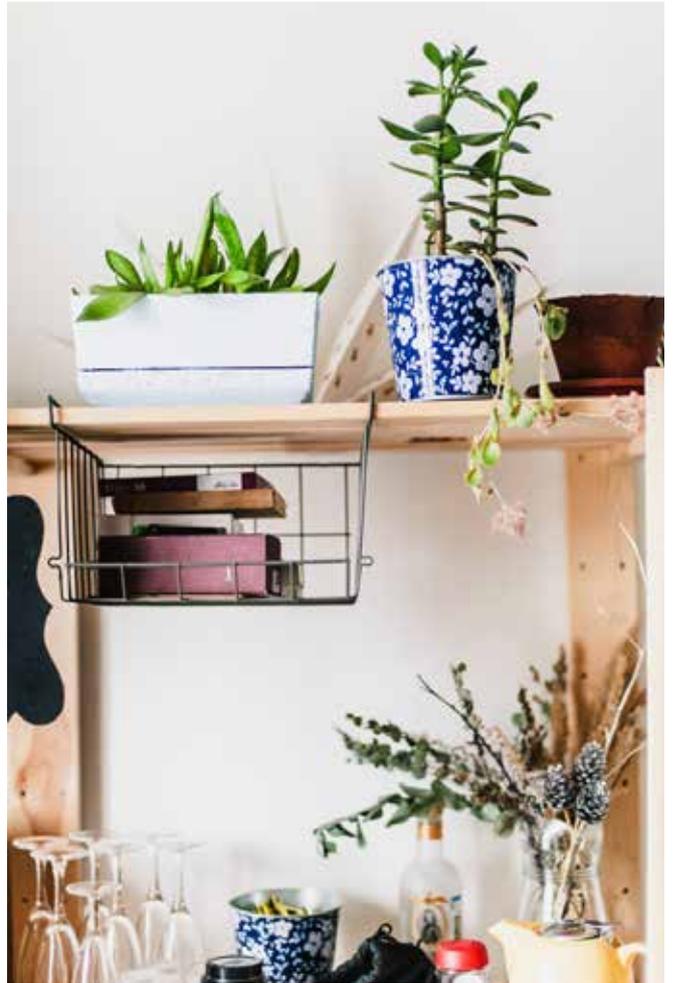
## 4. AFFORDABILITY

Perfectly suited to First Home Buyers and Downsizees, with lot size a huge factor behind Perth land prices, it goes without saying - the smaller the lot, the smaller the price - depending on location, of course.

Also by buying a narrow lot home, you may be able to squeeze into your perfect inner city location or a premium coastal location.

Alternatively, you could build your narrow lot home in a more affordable suburb, freeing up funds to spend on other luxuries – like a swimming pool (if you build two storey).

There are many creative and smart ways to enhance your backyards space (even if you don't choose to build two storey). Hanging vertical wall plants outside and once again creating an indoor to outdoor flow help make the backyard larger than it really is.



## 5. ENVIRONMENTALLY FRIENDLY

Rather than have large grassed areas in the front and backyards, narrow lot homes tend to have porches and alfresco areas in order to maximise the amount of living space on the narrow block of land. This lends itself to being a more environmentally friendly type of home, as water spent on gardening and maintenance of outdoor areas is considerably reduced.

With any home, it's also important for the design to be solar passive and incorporate the best orientation for maximum energy, efficiency and comfort. Plunkett Homes takes all this into consideration.

Narrow lot homes are more environmentally friendly than traditional homes due to not needing as much garden maintenance and water spent. But that doesn't mean you can't have a garden! Invest in artificial turf to add colour and life into your backyard.







To find out more about Plunkett's Narrow Lot Range featuring home designs for 10m wide lots and below, visit [plunketthomes.com.au](http://plunketthomes.com.au)



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