



# IRREGULAR BLOCK

## DESIGN PORTFOLIO



**Irregular Block Design Specialists** SINCE 2004

13000 HOMES (13000 46637) • [inspiredhomes.com.au](http://inspiredhomes.com.au)



## ABOUT US

### Welcome to Inspired Homes – the irregular block design specialists.

We have been designing homes in Greater Melbourne to suit irregular blocks of land since 2004.

We are a family owned and operated business, dedicated to providing exceptional customer service with a personal one on one experience.

The moment you begin your journey with us, our mission is to get to know you and understand your requirements and objectives.

We are solutions people that work closely together with you to formulate your perfect package.


This design portfolio presents some of our irregular block developments over the years to give you an idea of what we can achieve for you.

We offer incredible flexibility when designing your home, giving you a unique feel that supports and enhances your lifestyle.

Our underlying philosophy is to provide “better homes through better listening”.

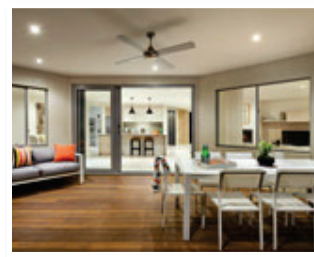
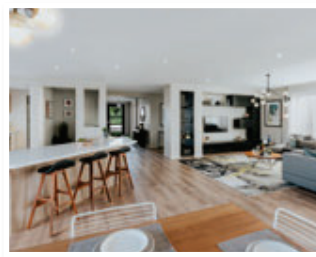
Various levels of inclusions are available to choose from as well, allowing you to personalise your home even more, and stay within a budget you’re comfortable with.

Enjoy perusing the case studies within, and talk to us about how we can assist you in creating the best outcome for you and your property.



**Andrew Stickley**

Founder / Managing Director



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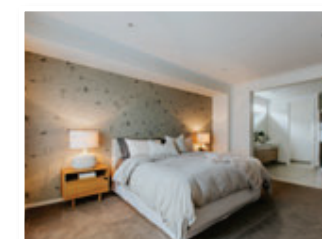
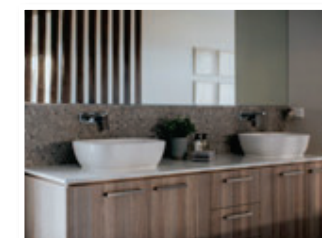
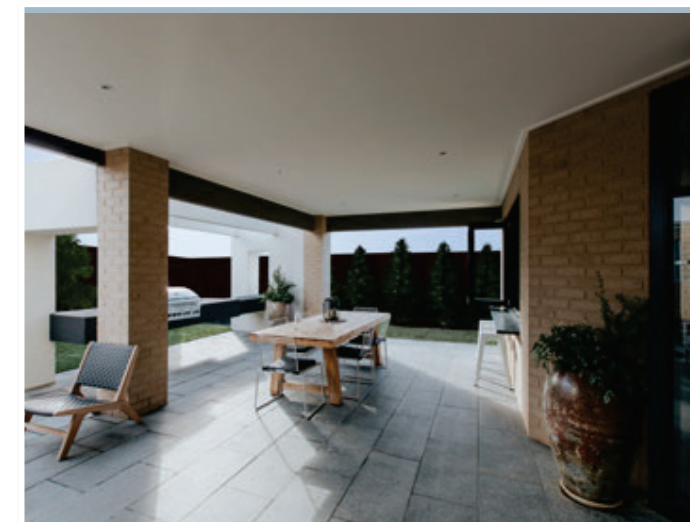
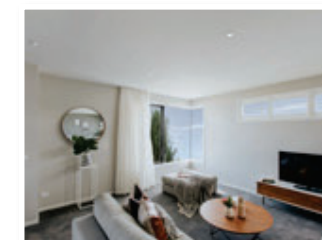
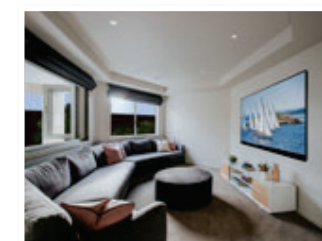
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### BUILDING AN INSPIRED HOME:

- If we offer our homes in your area, please talk to us about building for you at competitive pricing.
- If we do not offer our homes in your area, please talk to us about obtaining permission to build one of our designs under a licence agreement.
- Owners may talk to us about rights to build an individual home through their preferred builder.
- Builders may talk to us about an ongoing arrangement.

### ABOUT IRREGULAR BLOCKS

- Building on an irregular block is exciting, interesting and allows special outcomes to be achieved.
- We start by exploring the opportunities and constraints of your land.
- The flexibility we offer is second to none, as we will massage and adapt our designs to achieve a remarkable and unique solution for you.
- We are reknown in the industry for achieving outstanding results on “tricky” blocks of land.

### 12 Reasons To Build On An Irregular Block:

#### 1. Wow Factor

- A real “Wow Factor” can be achieved by designing a truly unique home that you’ll really love to live in and show off to your friends and family

#### 2. Avoid Unnecessary Costs

- Unnecessary building costs can quite often be avoided by carefully examining the characteristics of your land before designing

#### 3. Better Value

- Irregular blocks are often larger and cheaper than rectangular blocks, allowing you more budget for the construction of your home and the upgrades you require

#### 4. Better Outdoor Spaces

- Larger outdoor backyard areas can often be achieved, providing a focal point from all living areas with a real feeling of space and room for a swimming pool or spa if desired

#### 5. Hide Your Service Areas

- A separate outdoor service yard can often be created to keep things like your clothesline and garden shed out of view of your outdoor entertaining areas

#### 6. Optimise Energy Efficiency

- There can often be more flexibility to position your living areas for maximum energy efficiency

#### 7. Create a Buffer

- Additional yard space can be created as a buffer away from neighbours, giving you more privacy and seclusion when you’re outdoors or even if you just have your windows and doors open for ventilation

#### 8. Better Resale Value

- A unique home tends to be better when it comes to resale value, as it cannot be directly compared to any other mass-produced home design

#### 9. More Natural Light

- Your home can be designed to minimise the risk of neighbours overshadowing you

#### 10. More Onsite Parking

- Quite often additional onsite parking can be achieved, or space on site for storage of your trailer, boat or caravan

#### 11. More Grandeur

- A wider frontage allows a home to be designed which is grander and looks larger than what it actually is

#### 12. Minimise Wasted Space

- In designing your home to suit your irregular block, we carefully consider every aspect to give you the best result and minimise any wasted space

### ... And A Few Reasons To Consider A Corner Block:

- You have one less neighbour, meaning more privacy where your outdoor private open space is adjacent to the side street
- A greater feeling of space, as your outlook is straight over your fence to open sky – not impeded by a neighbouring home
- More natural light as there is no neighbouring house to overshadow you

### CASE STUDY - 1

### Multi-Generational Living



House Size:	353m <sup>2</sup> (38 Sqs)
Land Size:	650m <sup>2</sup>
Site Coverage:	54.3%

Our clients purchased their land after being “inspired” by our Laguna display home which had an attached sales office. They envisaged a similar layout where grandma could have her own private space away from the main living area, but with access to the shared outdoor courtyard.



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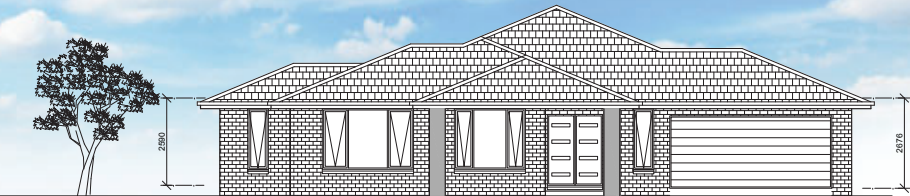
CASE STUDY - 2

A Good Rotation



House Size:	325.1m2 (35 Sqs)
Land Size:	739m2
Site Coverage:	43.9%

We designed this home to have the Kitchen and main living area looking out to the largest outdoor area on the north side. They had a fence installed between the WIR and left-hand side boundary resulting in generous yard space.



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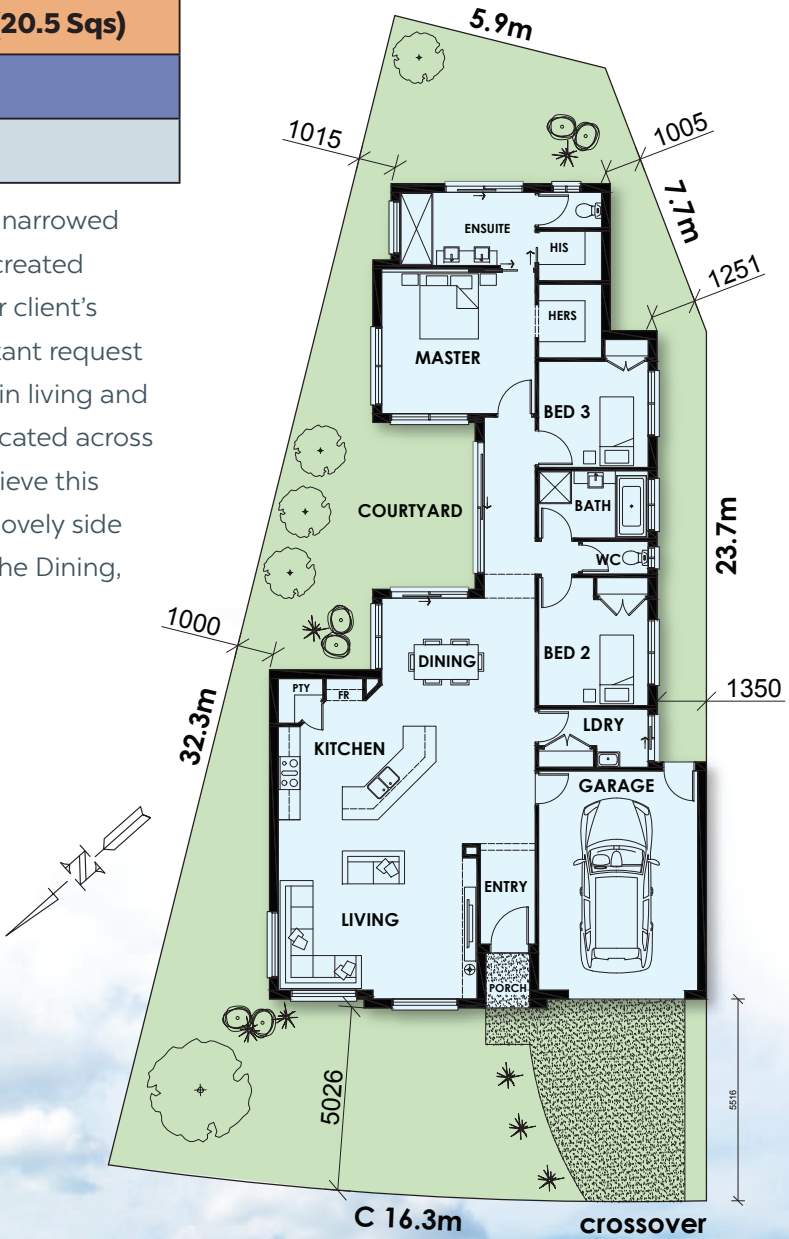
CASE STUDY - 3

Wetland Views



House Size:	190m2 (20.5 Sqs)
Land Size:	380m2
Site Coverage:	50.0%

The way that this block of land narrowed considerably towards the rear created quite a challenge to fulfil all our client's requirements. The most important request was to have views from the main living and kitchen towards the wetland located across the street. We were able to achieve this beautifully, and also created a lovely side courtyard to be enjoyed from the Dining, hallway and Master Suite.



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**CASE STUDY - 4**

**Just The Right Angle**



House Size:	268.5m2 (28.9 Sqs)
Land Size:	460m2
Site Coverage:	58.3%

This land located in the bowl of a court is characterised by its narrow frontage, becoming quite wide at the rear. The clients requested four bedrooms plus a study and a good sized living area looking out to yard

space on the north side. We were able to incorporate our signature angled kitchen layout (the Piasta) successfully into the design, making the most of this challenging block.



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**CASE STUDY - 5**

**Overcoming Setbacks**



House Size:	406.3m2 (43.7 Sqs)
Land Size:	600m2
Site Coverage:	39.9%

Creating this home on such a shallow block in the bowl of a court in an established area was a massive challenge to say the least!

We succeeded despite numerous applications to council and the end result of 5 bedrooms, 4 living areas and 3 bathrooms to suit the clients wishes was amazing. The main living area and alfresco look out to a surprisingly large outdoor area on the north side of this 600m2 block.



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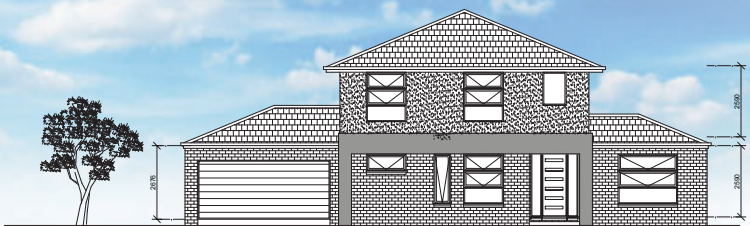
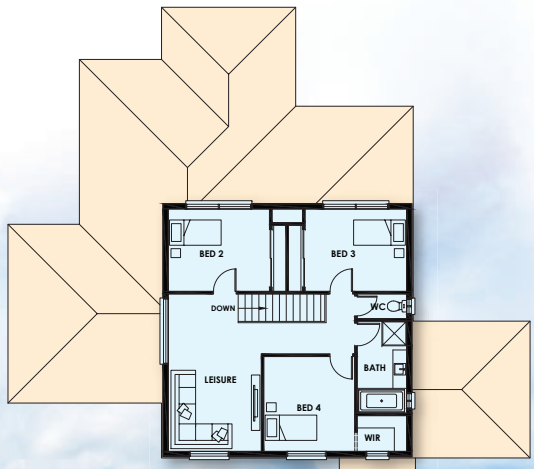
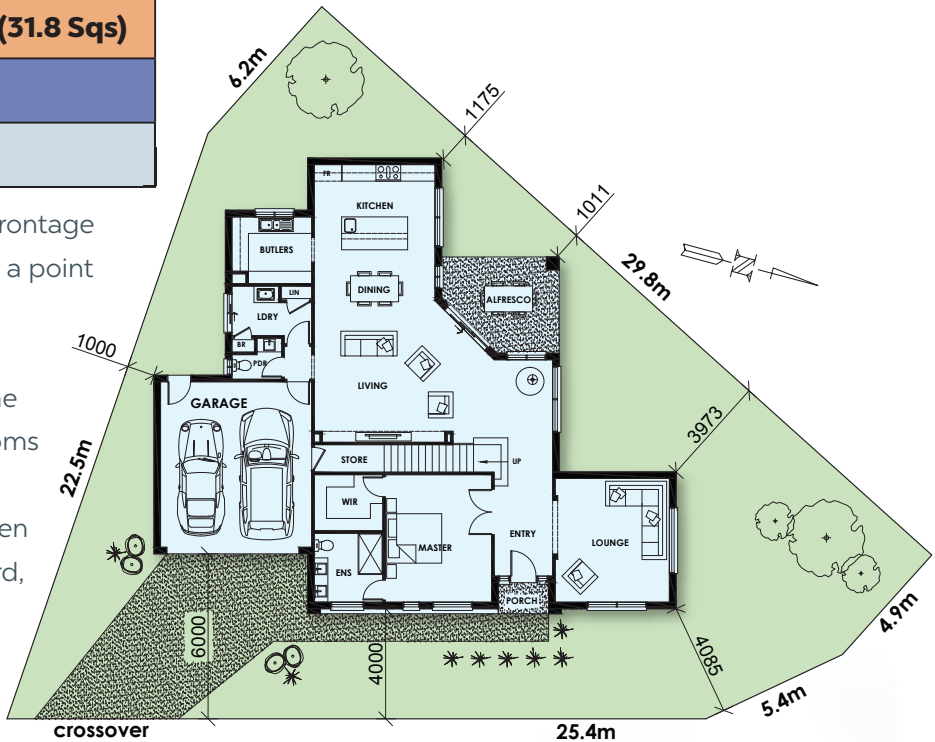
**CASE STUDY - 6**

**Ultimate Family Living**



House Size:	294.4m2 (31.8 Sqs)
Land Size:	510m2
Site Coverage:	41.3%

This triangular block has a wide frontage of about 35 metres, narrowing to a point at the rear. We fulfilled all client objectives in this design which features a Master Bedroom on the Ground Floor and 3 other bedrooms upstairs with a shared Leisure Room. The area behind the Kitchen was nominated as the service yard, and the focus of the main living areas and alfresco was to have a generous yard space on the north side.



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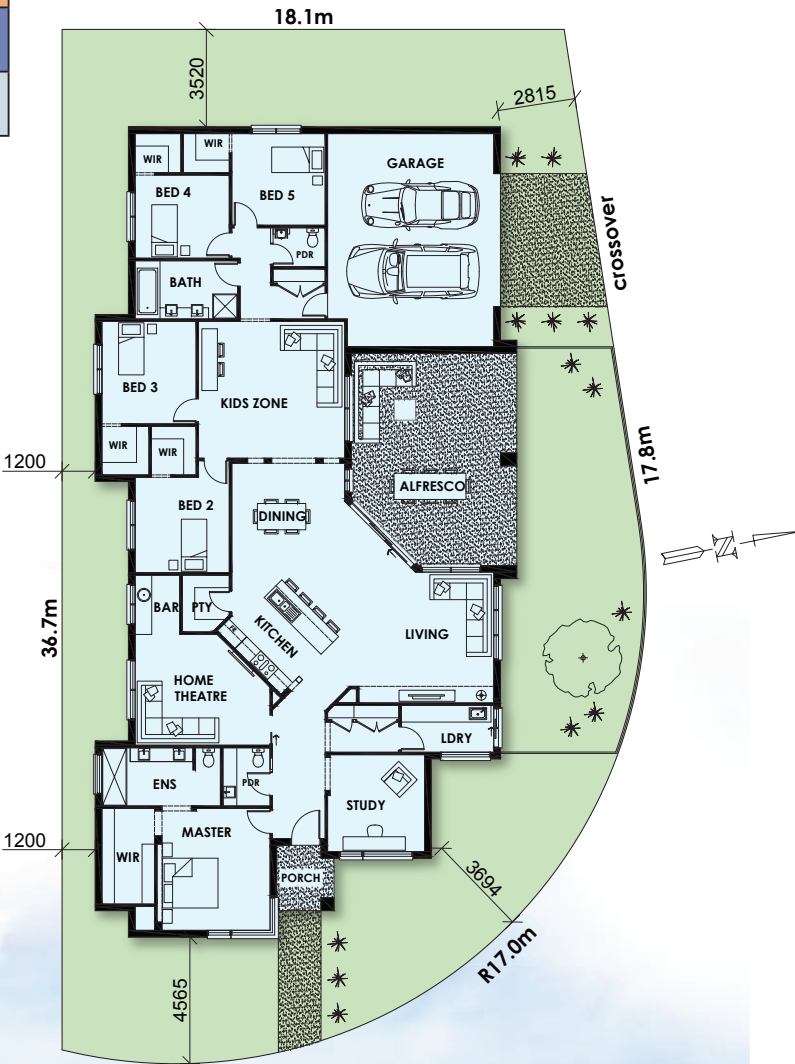
**CASE STUDY - 7**

**Maximizing the North Sun**



House Size:	383.6m2 (41.3 Sqs)
Land Size:	695m2
Site Coverage:	55.1%

This is a large corner block with driveway on the secondary street frontage. All living areas focus towards the outdoor yard area on the north side which has been enclosed with a fence for privacy. The home design features 5 bedrooms plus study, 3 living areas and an oversized garage, and the Bar to the Home Theatre is a nice little touch.



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CASE STUDY - 8

Challenge Accepted



House Size:	435.4m <sup>2</sup> (46.8 Sqs)
Land Size:	791m <sup>2</sup>
Site Coverage:	55.0%

This triangular block has a very large frontage, and when the required building setbacks were applied, the remaining building envelope was quite restricted. At Inspired, we are always up for a challenge however, and we managed to achieve an outcome that our clients were delighted with.

The completed custom design features a triple garage, 3 separate living areas, a grand staircase, and 5 bedrooms including a Guest bedroom downstairs. The Alfresco is located with easy access to the huge yard on the north side, and also features a balcony above.



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CASE STUDY - 9

Home with A View



House Size:	403.2m <sup>2</sup> (43.4 Sqs)
Land Size:	543m <sup>2</sup>
Site Coverage:	42.4%

This home was created for a block in a golf course development. It featured a beautiful view out to a lake at the rear but did come with the constraint of a fairly restrictive building envelope. The outcome was a custom designed home featuring a large living area and Alfresco at the rear with the Master Suite and balcony located above to take in the sweeping views.



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THE MONTAGE



Clever zoning sets this home apart from the rest!

Designed for family living, the layout extends from the central living zone, encouraging interactivity between indoor and outdoor spaces.

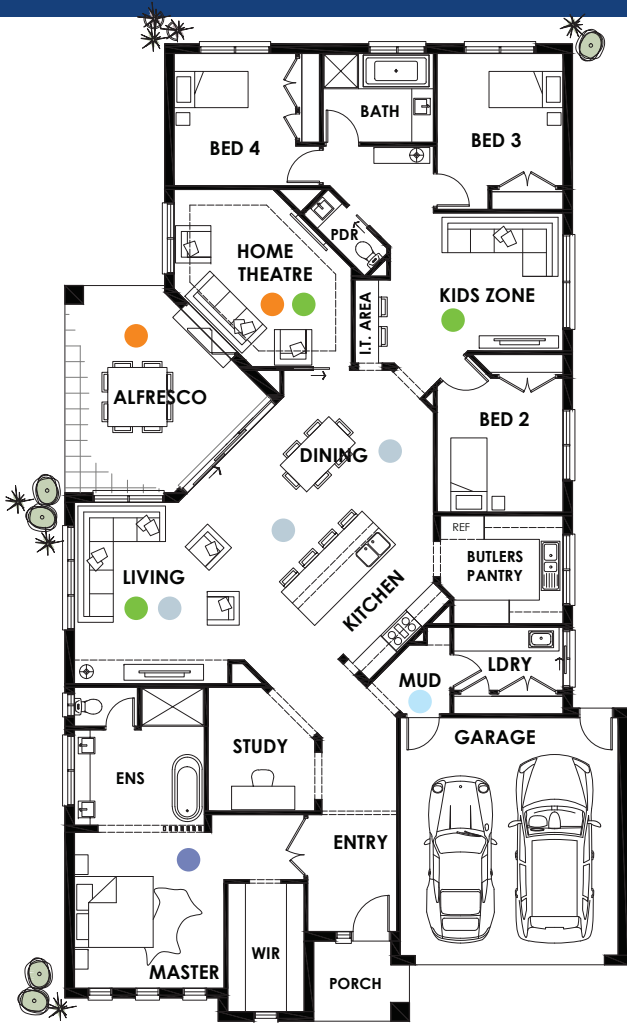
Kids bedrooms are positioned to the rear of the home around a central Kids Zone, allowing the Master Suite to be a quiet retreat.



ROOM SIZES		
Master	3.8 x 4.4	
Study	2.8 x 3.1	
Garage	5.5 x 6.0	
Living	5.2 x 4.6	
Dining	5.4 x 3.5	
Alfresco	5.2 x 5.2	
Home Theatre	6.3 x 3.6	
Kids Zone	4.4 x 3.5	
Bed 2	3.2 x 3.4	
Bed 3	3.2 x 3.4	
Bed 4	3.1 x 3.4	

AREA ANALYSIS		
Living	243.03m <sup>2</sup>	(26.16sq)
Garage	36.66m <sup>2</sup>	(3.95sq)
Porch	4.64m <sup>2</sup>	(0.49sq)
Alfresco	20.36m <sup>2</sup>	(2.19sq)
Total	304.69m <sup>2</sup>	(32.79sq)
OVERALL DIMENSIONS		
Width	14280	
Depth	24790	

**MIN BLOCK: 16 X 32 M**  
Based on 4m front / 3m rear setback



- INDOOR-OUTDOOR LIVING**  
The integrated Home Theatre design allows for viewing from both the indoors and outdoors providing entertainment all year round.
- 3 LIVING AREAS**  
The Living, Home Theatre and strategically placed Kids Zone provide separate zones for the whole family to relax.
- INTERACTIVE SPACE**  
The family living and dining areas radiate out from the central kitchen creating a friendly and dynamic space.
- TRANSITIONAL MUD ROOM**  
The Mud Room is designed for a smooth transition from the Garage into the home, with a nook for hanging coats and bags, and easy access to the generous and functional Laundry.
- STYLISH MASTER SUITE**  
The design of the ensuite offers practicality and plenty of style, whilst the walk-in-robe as you enter provides privacy and plenty of storage capacity.

- Process**
- 1. Select Core**
  - 2. Select Rear**
  - 3. Select Front**
- There are 56 different combinations available in the Montage range using My Home My Way™
- Mix and match your ideal layout using My Home My Way™ our interactive online tool

If required, we will make further adjustments to this design to make it perfect for you. Façade image for illustrative purposes only. The floorplan may illustrate features that are optional. All depth dimensions exclude porch/verandahs if they are protruding. Room sizes to be used as a guide only – refer to working drawings for all dimensions. Bedroom measurements are clear of robes. Lot width is based on Rescode regulations on a non-corner block.



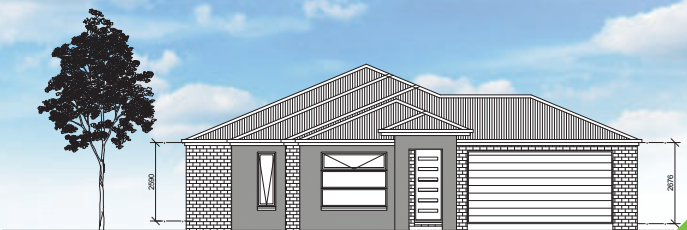
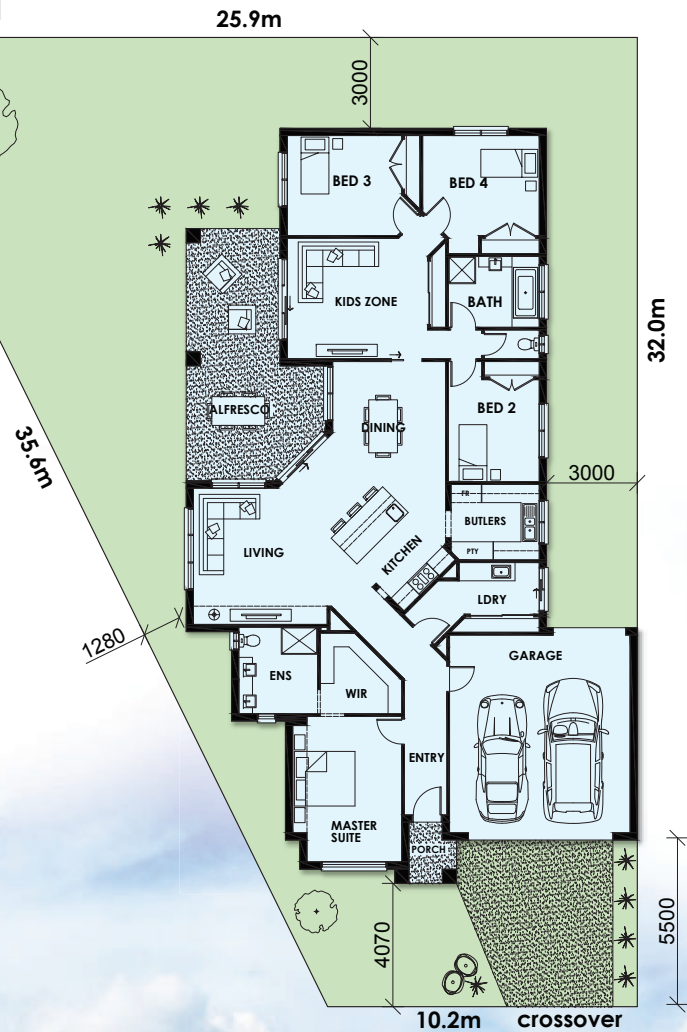
CASE STUDY - 10

Deceivingly Large Home



House Size:	350.0m2 (37.6 Sqs)
Land Size:	579m2
Site Coverage:	60.0%

This 579m2 block features a narrow frontage, so the design of the Master Suite was stepped to make the most of the useable building envelope. The transition from the front entry though to the kitchen, living and dining areas is dramatic with a sudden expanse of space flowing through the alfresco area to the large rear yard. A sliding door from the Kids Zone to the extended Alfresco also enhanced the use of the outdoor space, whilst a 3 metre setback along the blind side catered for trailer and campervan storage via a rear roller door.



CASE STUDY - 11

Corner Solution



House Size:	350.0m2 (37.6 Sqs)
Land Size:	819m2
Site Coverage:	42.7%

A very interesting wide-fronted corner block combined with numerous special client requirements set us some serious challenges with this project, which we are always up for! The façade of the home combined windows of the Master Bedroom, Home Theatre and utility rooms nicely. Bedroom 2 was designed for grandparents, featuring its own ensuite, and a side courtyard area. A large yard space to the north side is viewable from the kitchen, main living and dining areas as well as the Kids Zone which has an external sliding door. A few additional features include a luxury ensuite, Butlers Pantry, additional Powder Room, Prayer Room and a good size storage space in the garage.



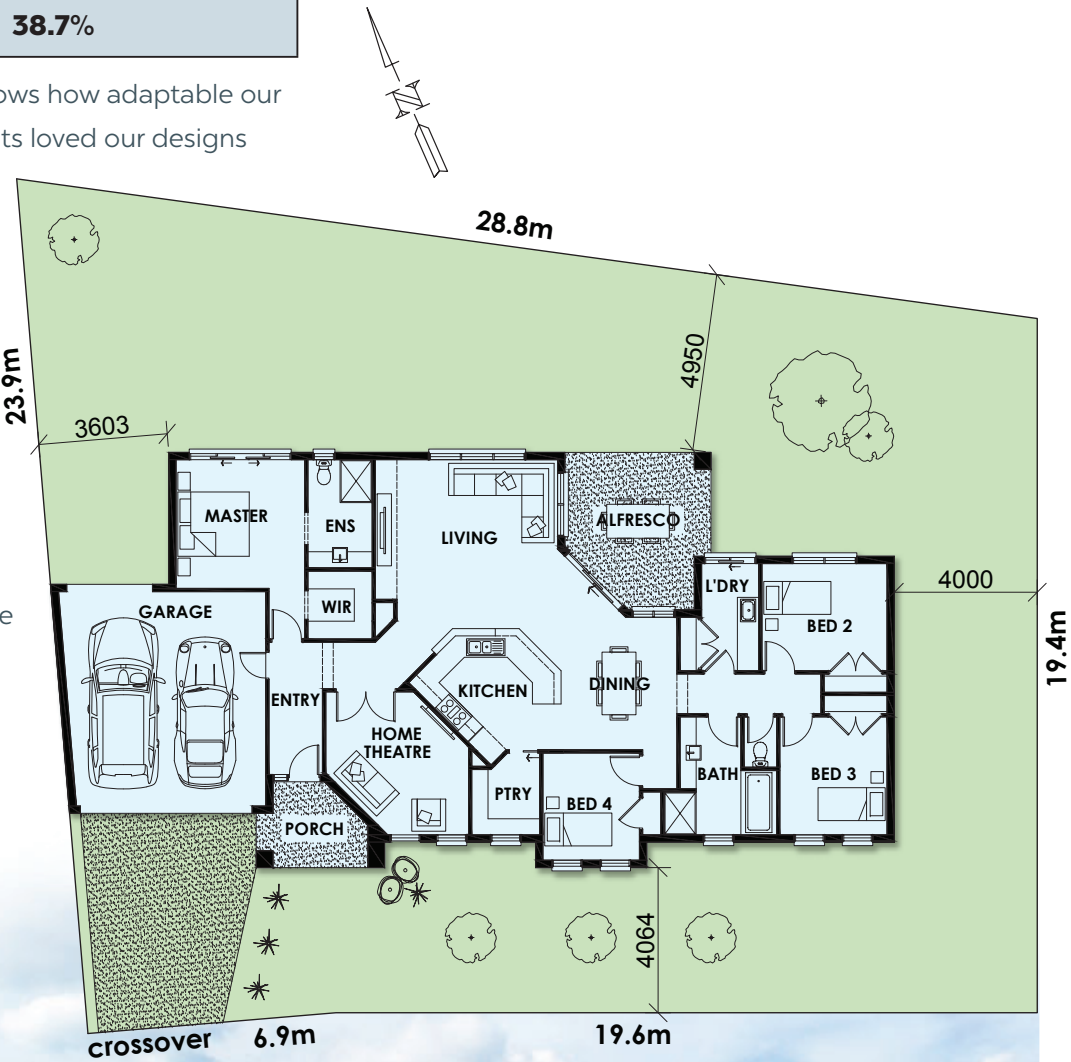
CASE STUDY - 12

Modern Landscape



House Size:	228.8m <sup>2</sup> (24.6 Sqs)
Land Size:	590.0m <sup>2</sup>
Site Coverage:	38.7%

This home design shows how adaptable our designs are. Our clients loved our designs but had a block of land which was quite wide, but shallow. They were thrilled with the design which addressed the street nicely, whilst leaving them with a yard space across the rear which was viewable from the main living areas and private Master Suite.



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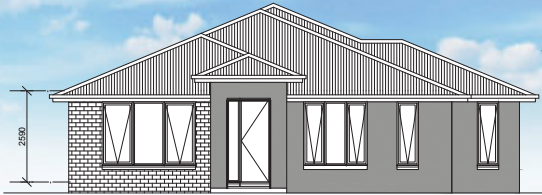
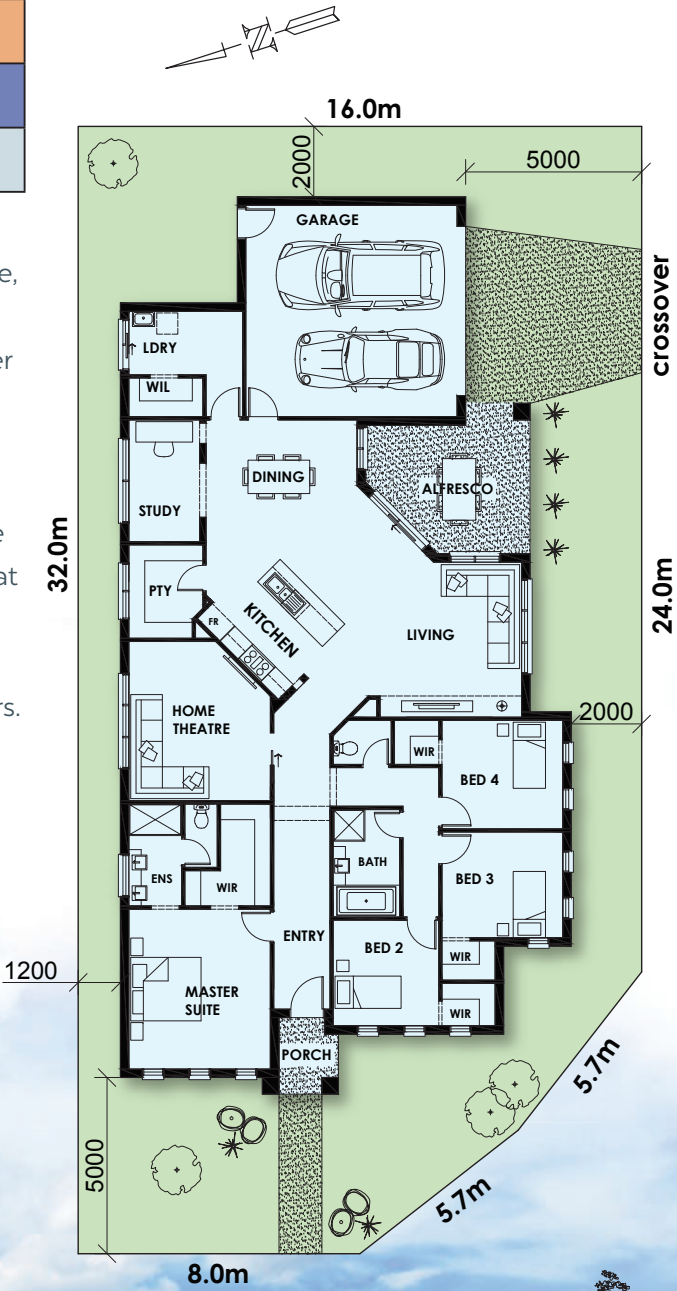
CASE STUDY - 13

Creative Corner



House Size:	270.3m <sup>2</sup> (29.0 Sqs)
Land Size:	483m <sup>2</sup>
Site Coverage:	55.9%

The crossover of this corner block was provided from the secondary street frontage, meaning that the garage had to be located to the rear of the home. We worked together with the clients to achieve all objectives including a Home Theatre plus 4 bedrooms and a study. The positioning of the garage and Laundry both with access to the service yard in the rear corner of the land meant that all living areas could be located to enjoy a nicely landscaped and enclosed courtyard area to the street side away from neighbours.



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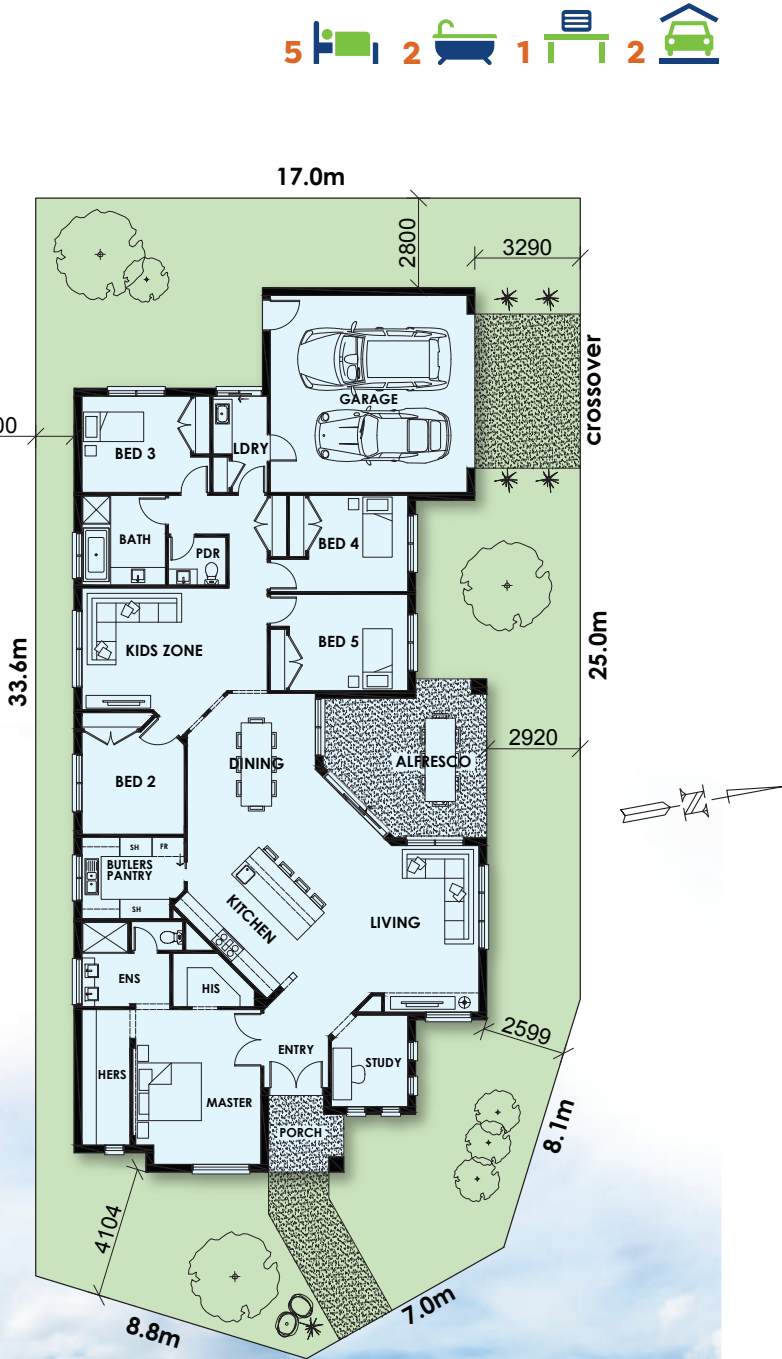


CASE STUDY - 14

Side Street Access  
Advantage

House Size:	306.6m2 (33.0 Sqs)
Land Size:	576m2
Site Coverage:	53.2%

Our clients came to us to build a custom home for investment. They felt that because the land was in a quality new housing estate, they should build a home that would be appealing to families in years to come when they came to sell. They were keen to have 5 bedrooms to maximise their return on investment, and we were able to tick all of their boxes. As the crossover was located in the side street, the garage had to be located at the rear, which allowed us to create two outdoor spaces – one being a service yard accessible from the garage and laundry, and the other being a side courtyard to the street side viewable from the main living areas and benefiting from the northerly orientation.



CASE STUDY - 15

Client Check List, Tick

House Size:	290.8m2 (31.3 Sqs)
Land Size:	710m2
Site Coverage:	40.9%

Our clients at this property had quite specific requests which we accommodated for nicely on their irregular block. Bed 3 was designed for guest use with access to a private courtyard, whilst the main living area was to be based around the Inspired “Piasta” area which they loved. The wide configuration of the design at the front gave the home quite a prominent street presence and the workshop at the rear of the garage provided some handy space for our client’s hobbies.



CASE STUDY - 16

Maximised  
Backyard Space



House Size:	300.9m2 (32.4 Sqs)
Land Size:	670m2
Site Coverage:	44.9%

The brief from our clients, the owners of this “hammerhead” block located at the end of a court was to a design with a triple garage, leaving as much back yard space as possible, and to have vehicular side access. Other than that, they loved our Aria design which we adapted to suit their unique block.



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CASE STUDY - 17

Advantage of Park Views



House Size:	301.0m2 (32.4 Sqs)
Land Size:	621m2
Site Coverage:	48.4%

This corner block's crossover was provided in the side street, so we had to locate the garage at the rear. Our clients wanted all bedrooms to be able to view the parkland across the road, so we arranged them across the front of the home. All living areas were positioned central to the design, looking out to a good-sized rear yard and benefiting from an abundance of natural light from the north. Street surveillance to the side street was achieved with windows to the Study and Butler's Pantry.



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## CASE STUDY - 18

## Great Outcome Accomplished

House Size:	278.7m2 (30.0 Sqs)
Land Size:	514m2
Site Coverage:	54.2%

This corner block had the crossover provision in the side street adjacent to an electrical substation. We designed the home to 1 disguise the presence of the substation and to feature two separate yard areas – one being a rear service yard accessible from the garage and another to the street side, away from neighbours. The northerly aspect of the entertaining courtyard allowed maximum natural light into the living areas. The corner setbacks did impose some constraints, but 4 bedrooms plus a study on this block delivered a great outcome.



## CASE STUDY - 19

## Triangle Challenge

House Size:	326.0m2 (35.1 Sqs)
Land Size:	560m2
Site Coverage:	58.2%

This block of land was a real challenge due to its irregular shape and many requirements from our clients including four bedrooms and a study, two living areas, and a “classroom” that was designed to run a tutoring business from home. As always, we considered the orientation of the block and positioned the living areas to get the best access to natural light and therefore maximise energy efficiency.

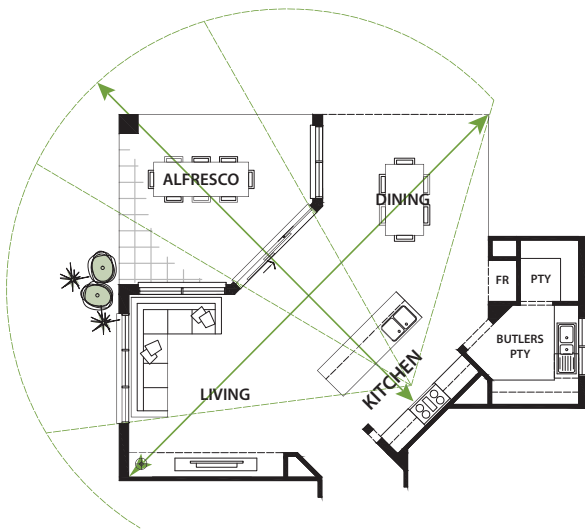


## THE PIASTA

## Experience the Piasta Core.

The striking point of difference in our designs is created around a central concept which we call "The Piasta" derived from a Polish word meaning "hub".

This unique space stands out in a marketplace of look-alike generic designs.



**Diagram 1:**

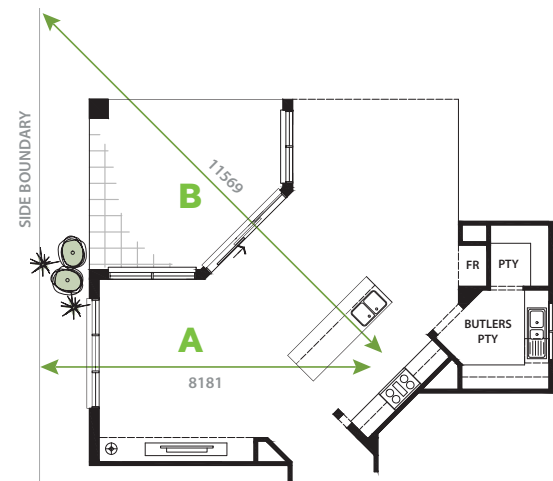
The family living areas radiate out from the angled kitchen. You take it all in with your peripheral vision.

The Piasta features a kitchen in the heart of the home set on a 45-degree angle with views radiating out to the living, dining and alfresco areas – the place where you spend most of your time relaxing, cooking and entertaining.

The interesting angles and shapes create a flow and energy that evokes a feeling of space and connectedness.

The relationship between indoors and outdoors is both dramatic and natural.

In some instances you may also find a Home Theatre and/or Kids Zone adjoining the space for added interactivity.

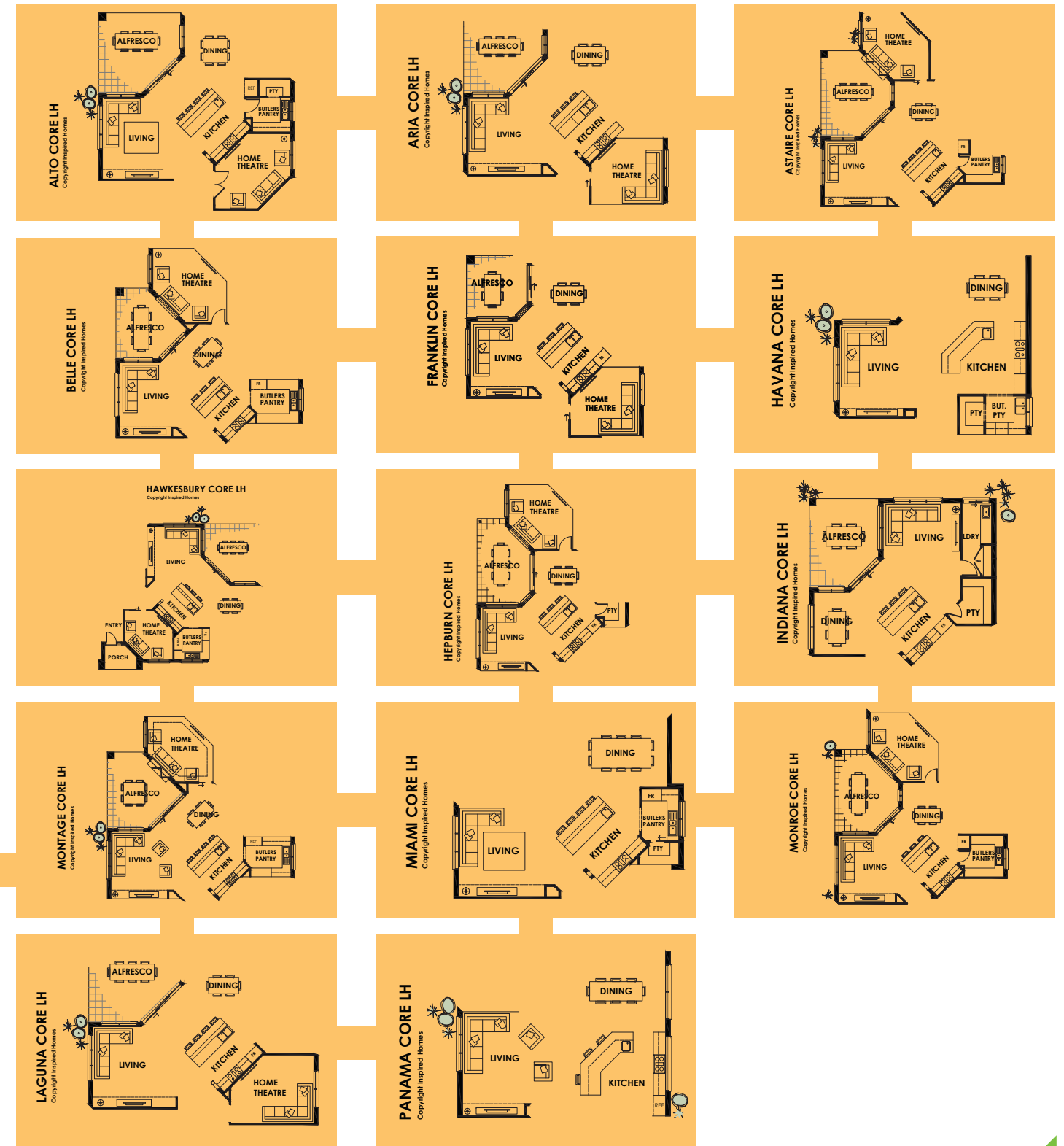


**Diagram 2:**

Measurement B is about 40% longer than measurement A. This gives you a greater feeling of space, and means that you look out more towards your garden and outdoor area rather than your side fence.



## THE PIASTA CORE EXAMPLES



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**MY HOME MY WAY**

**My Home.  
My Way.™**

Mix and match your ideal layout using My Home My Way™ our interactive online tool.

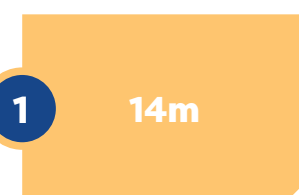
**Create  
Your New  
Home  
Online**

[inspiredhomes.com.au](http://inspiredhomes.com.au)

**Step 1**

**Select your frontage**

For a home perfectly suited to your block and requirements.



**OVER 2,000 DIFFERENT COMBINATIONS AVAILABLE!**

**Step 2**

**Single or double storey**

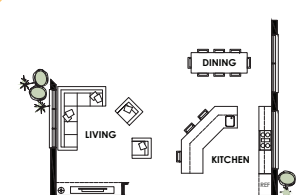
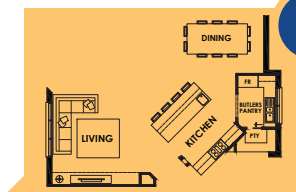
Choose single or double storey.



**Step 3**

**Select your core**

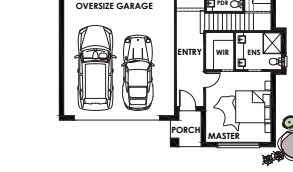
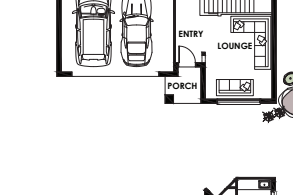
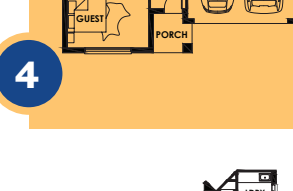
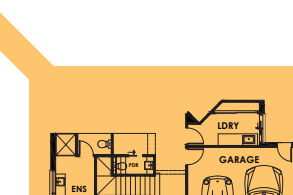
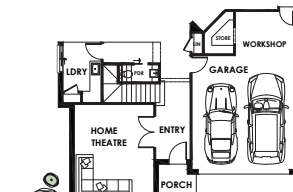
The Piasta® core is the heart of your home from which the rest of your home stems.



**Step 4**

**Select your front**

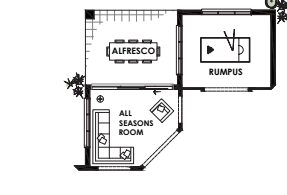
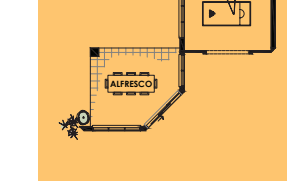
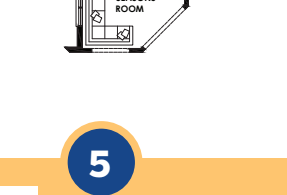
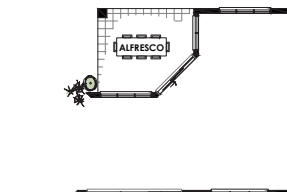
Select your frontage to be "Select the size that best suits your block and requirements."



**Step 5**

**Select your rear**

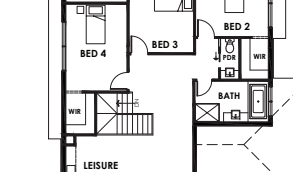
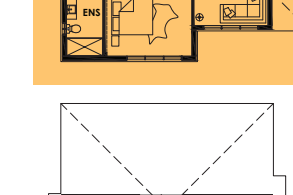
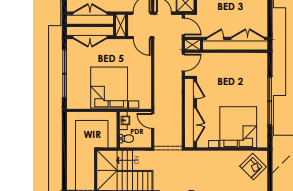
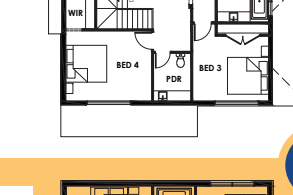
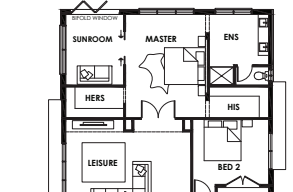
Complete the puzzle with a rear floorplan that works with the rest of your vision for your home.



**Step 6**

**Select your first floor**

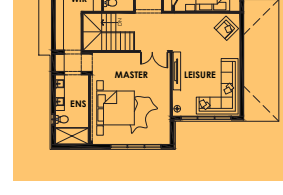
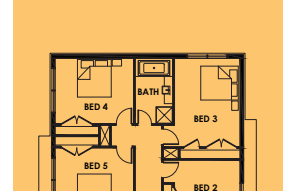
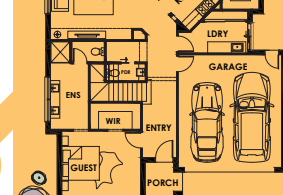
For double storey homes you can select the layout of your first floor.



**Step 7**

**Review your Design**

View your completed plan from every angle, make revisions, print and design more options.



**CASE STUDY - 20**

**Asymmetrical Special**



House Size:	349.9m2 (37.6 Sqs)
Land Size:	623m2
Site Coverage:	56.1%

Our clients came to us wanting a large single storey home with five bedrooms, three living areas and an Alfresco. They loved our design style, and we adapted our Laguna design nicely to achieve a great outcome, despite the constraint created by the acute angle of the front boundary. To top it all off we also managed to include a third bathroom, an I.T. area and a magnificent Butler's Pantry.



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**CASE STUDY - 21**

**Maximisation of Land and Views**



House Size:	247.2m2 (26.2 Sqs)
Land Size:	797m2
Site Coverage:	31.0%

This property was a sloping site falling towards the rear. In order to minimise site costs we agreed that the best strategy would be to build a wide home to minimise the fall over the building area. Placement of all living areas across the rear of the home allowed our clients to enjoy the outlook to their large rear yard as well as the distant views.



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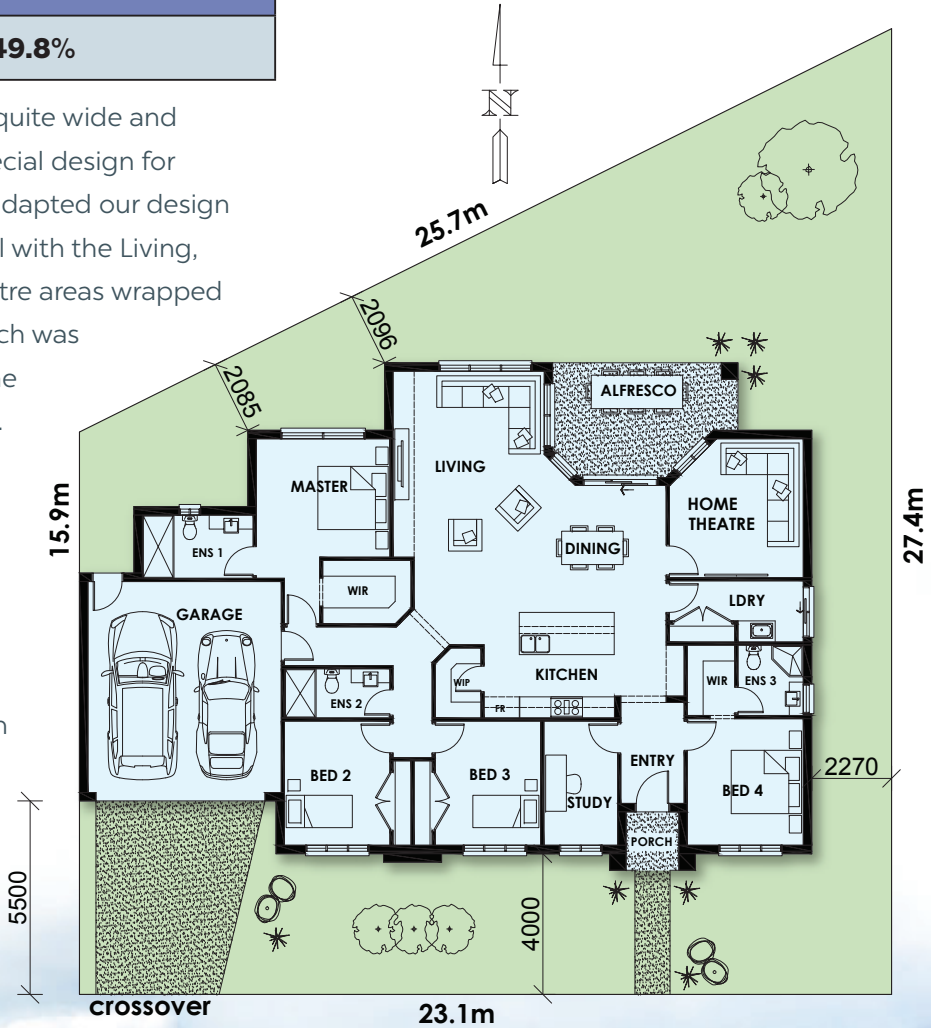
**CASE STUDY - 22**

**Perfectly Tailored  
Wide Home**



House Size:	249.9m2 (27.1 Sqs)
Land Size:	501m2
Site Coverage:	49.8%

This block of land was quite wide and shallow, requiring a special design for optimal outcome. We adapted our design ideas to work really well with the Living, Dining and Home Theatre areas wrapped around an Alfresco which was positioned central to the largest area of the yard. In this instance we felt that a non-angled kitchen worked best but retained a few of our signature angles elsewhere. Bed 4 was designed with guests in mind, complete with its own ensuite and walk-in-robe.



**CASE STUDY - 23**

**A French Indulgence**



House Size:	408.4m2 (43.9 Sqs)
Land Size:	704m2
Site Coverage:	58.0%

Our clients came to us seeking a custom design with a French Provincial façade for their large block in the court bowl.

We achieved a stunning result with five bedrooms (all with their own ensuites), study, three living areas and an alfresco to the north side.

A magnificent u-shaped staircase and Butlers Pantry also feature well in this design.



CASE STUDY - 24

Plenty of Yard for Play



House Size:	261.5m2 (28.1 Sqs)
Land Size:	650m2
Site Coverage:	40.2%

Our clients brief was to create a design which gave them their desired house size with maximum backyard space for the kids. The added challenge was that the land was sloping from back to front, and we had to be mindful of minimising retaining walls, which would have incurred additional costs. Our clients loved being involved in the process of creating their custom home, and were thrilled with the result.



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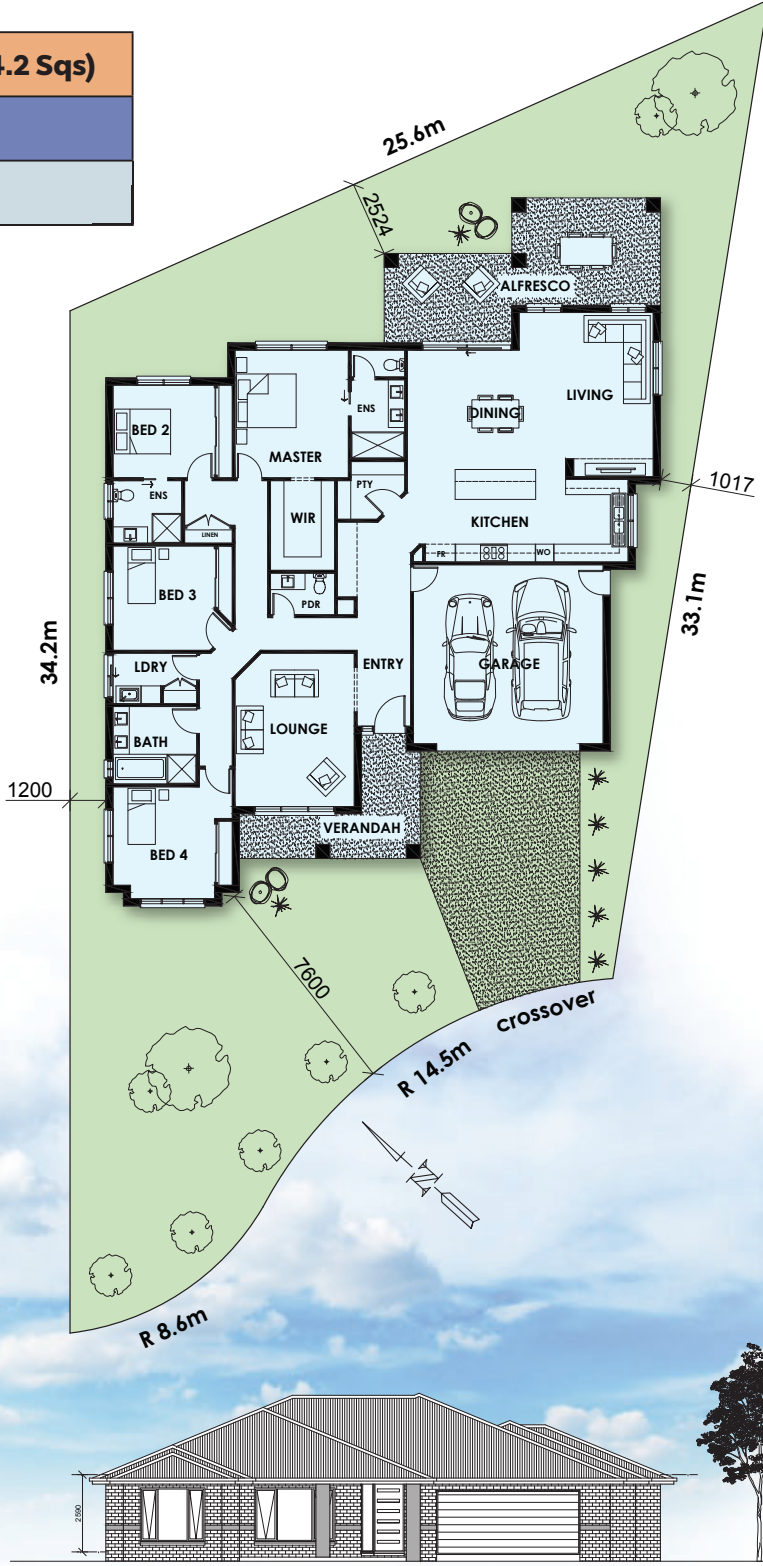
CASE STUDY - 25

Exclusive Custom Fit



House Size:	317.7m2 (34.2 Sqs)
Land Size:	655m2
Site Coverage:	48.5%

This home was constructed as a “knockdown rebuild” in an established suburb. The irregular shape of the land (located in the bowl of the court) had some considerable constraints in addition to the 7.6 metre front setback requirement stipulated by the council. We custom-designed this home from scratch to accommodate all client requirements, stepping the design around the perimeter, touching the required building setback lines at numerous points.



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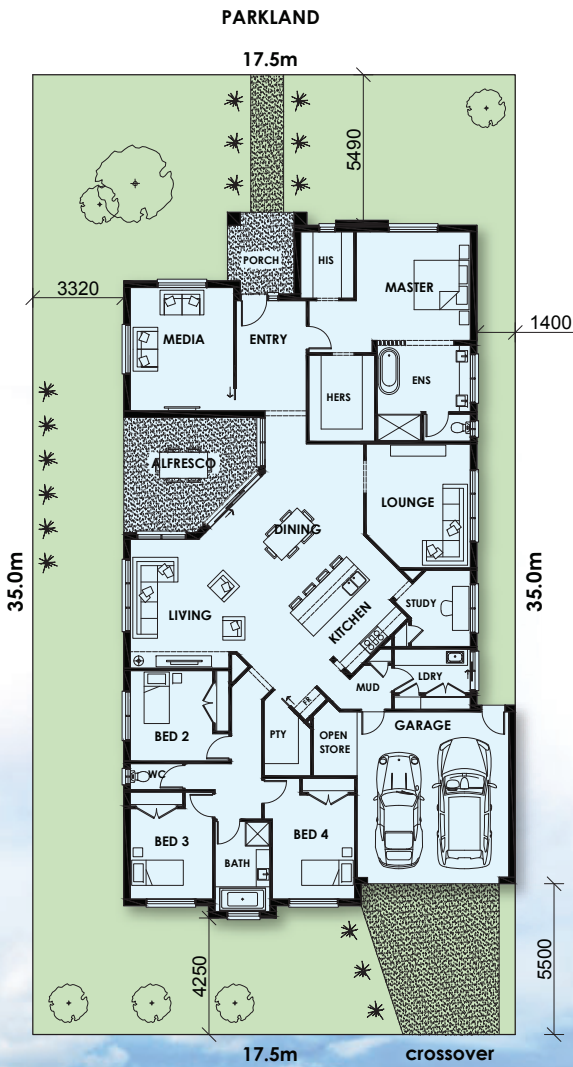
CASE STUDY - 26

Luxury Living on The Park

House Size:	318.8m2 (34.3 Sqs)
Land Size:	616m2
Site Coverage:	51.7%



Front facade



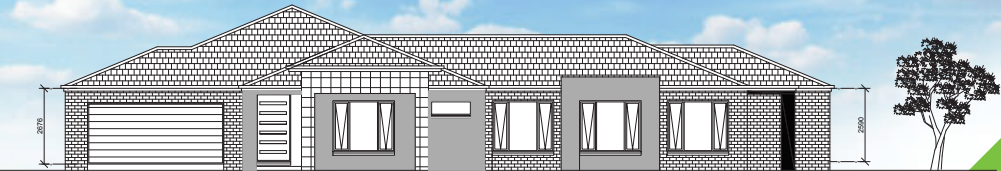
Rear facade

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CASE STUDY - 27

L-Shape Sensation

House Size:	405m2 (43.6 Sqs)
Land Size:	761m2
Site Coverage:	53.2%



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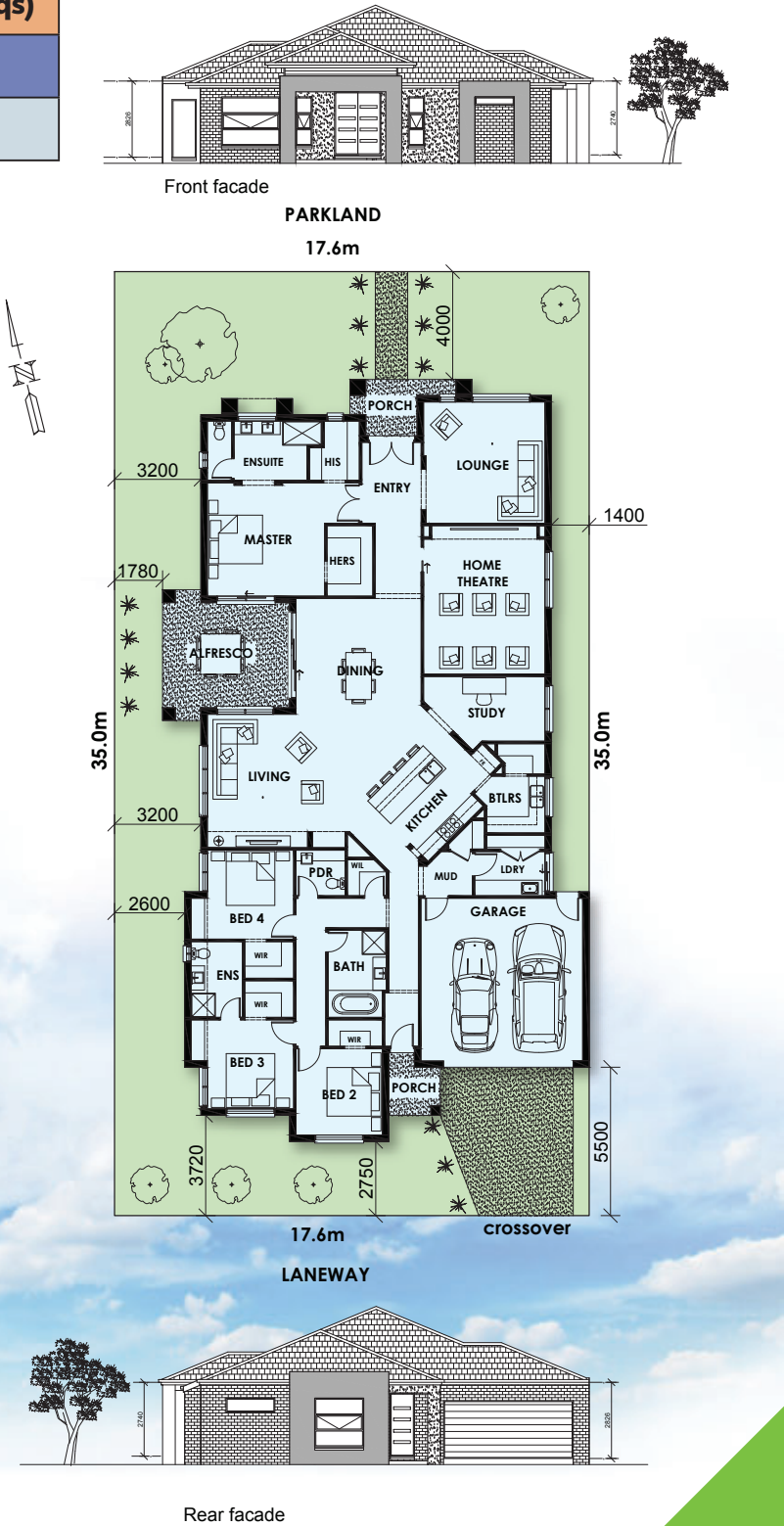
CASE STUDY - 28

Dual Access Success



House Size:	362.5m2 (39.0 Sqs)
Land Size:	616m2
Site Coverage:	58.8%

This unique block of land had two frontages to be addressed – a laneway at the rear for car accommodation and a lovely outlook to parkland at the front. A side courtyard area was designed to be accessible from the central alfresco and the Master Suite. An extensive list of client requirements was achieved in the final design.



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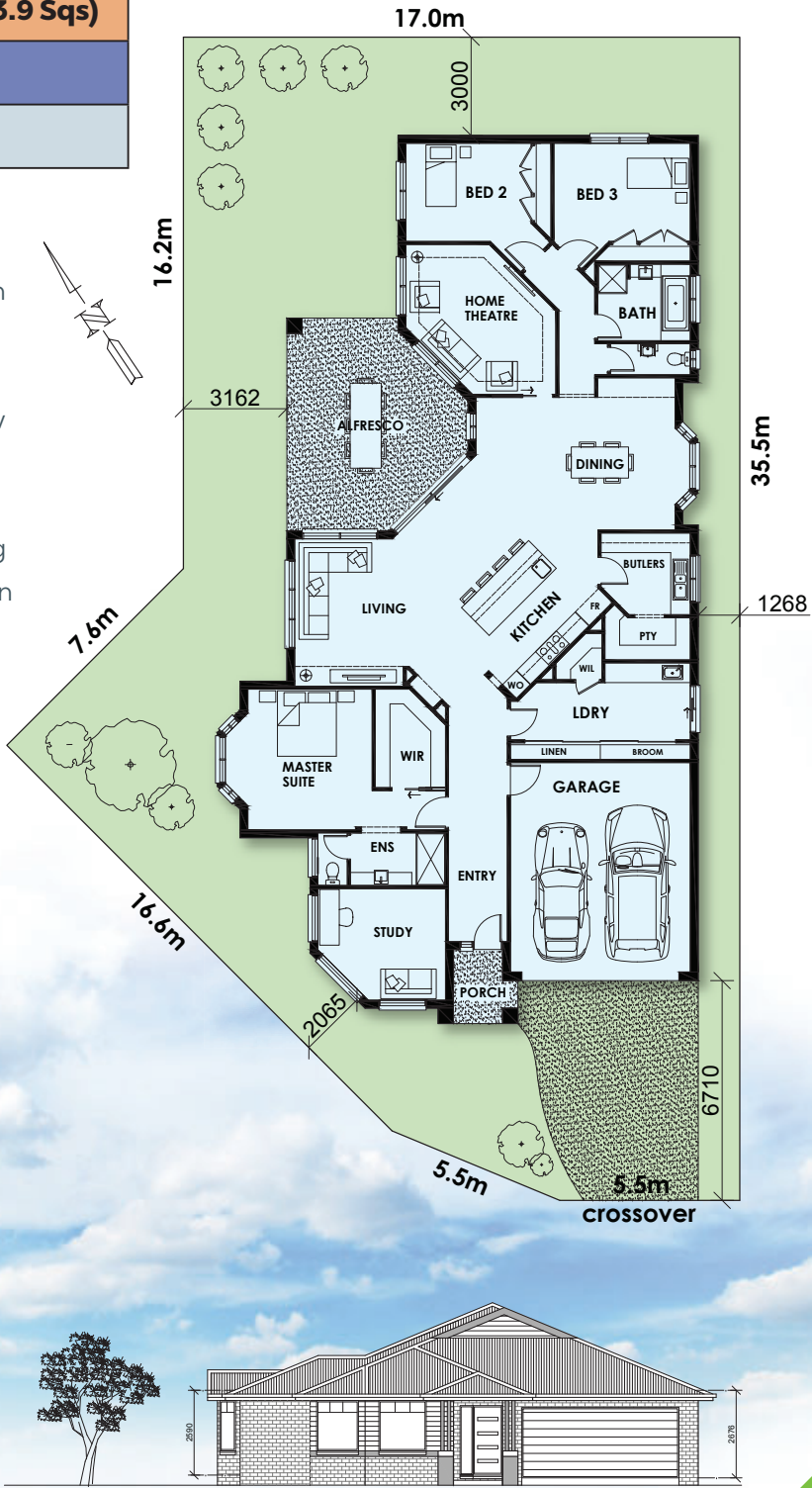
CASE STUDY - 29

Traditional Comfort



House Size:	314.9m2 (33.9 Sqs)
Land Size:	593m2
Site Coverage:	53.1%

This unique block of land with its wide frontage on the bend of the street allowed us to create a design with a traditional façade styling that our retired clients loved with a splayed study wall and bay window to the Master Suite, overlooking their front yard. We also repeated the same bay window to the Dining Room and personalised their design to suit their lifestyle and desires.



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THE PANAMA



An entertainer's delight!

Brimming with effortless elegance, the Panama does not fail to leave a lasting impression. The ground floor is an entertainer's delight, whilst upstairs provides tranquility and a place to relax. The Panama won't fail to take your breath away again and again.



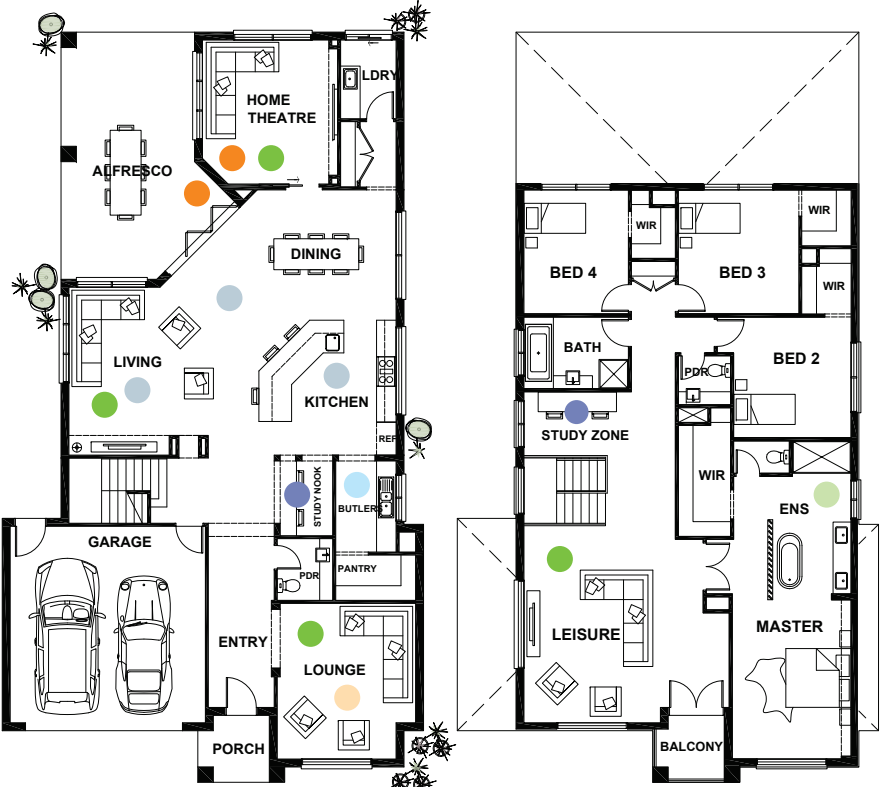
ROOM SIZES	
Lounge	4.2 x 4.8
Garage	6.0 x 6.0
Study Nook	1.6 x 2.3
Living	5.8 x 5.1
Dining	4.2 x 4.0
Home Theatre	4.1 x 4.4
Alfresco	4.1 x 7.6
Master	3.6 x 5.0
Leisure	5.5 x 6.0
Study Zone	3.2 x 1.9
Bed 2	3.6 x 3.7
Bed 3	3.7 x 3.8
Bed 4	3.2 x 3.8

AREA ANALYSIS		
Living	351.95m <sup>2</sup>	(37.87sq)
Garage	39.48m <sup>2</sup>	(4.25sq)
Porch	4.49m <sup>2</sup>	(0.48sq)
Alfresco	31.78m <sup>2</sup>	(3.44sq)
Balcony	4.49m <sup>2</sup>	(0.48sq)
Total	432.19m <sup>2</sup>	(46.52sq)

OVERALL DIMENSIONS	
Width	12900
Depth	22500

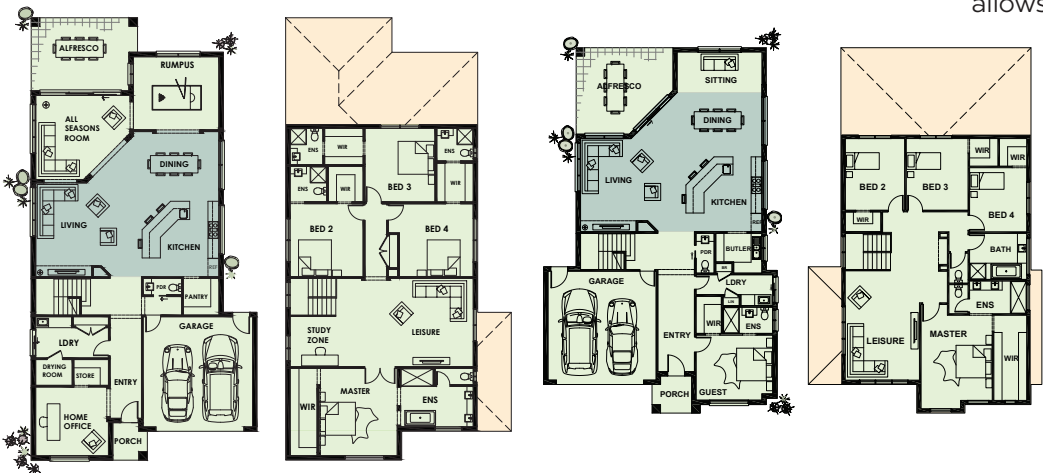
MIN BLOCK: 14 X 30 M  
Based on 4m front / 3.5m rear setback

If required, we will make further adjustments to this design to make it perfect for you. Façade image for illustrative purposes only. The floorplan may illustrate features that are optional. All depth dimensions exclude porch/verandahs if they are protruding. Room sizes to be used as a guide only – refer to working drawings for all dimensions. Bedroom measurements are clear of robes. Lot width is based on Rescode regulations on a non-corner block.



SPACIOUS ROOMS

Large generous sized rooms to suit any lifestyle



INDOOR-OUTDOOR LIVING

The integrated Home Theatre design allows for viewing from both the indoors and outdoors

INTERACTIVE SPACE

The family, living and dining areas radiate out from the central kitchen creating a friendly and dynamic space

BUTLER'S PANTRY

Delight your guests and family with catering from your Butler's Pantry

STUDY NOOK

Keep an eye on the kids in the interactive study nook adjoining the kitchen

FLEXIBLE SPACE

Enjoy the stunning formal lounge; or convert this space into a guest suite equipped with ensuite and walk-in-robe

4 LIVING AREAS

Spaces for everyone and every occasion

STYLISH ENSUITE

Enjoy the stunning ensuite design that allows you to relax in a pure luxury



Process

1. Select Core
2. Select Rear
3. Select Front
4. Select First Floor

There are 171 different combinations available in the Panama range using My Home My Way™



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**CASE STUDY - 30**

**Corner Block Advantage**



House Size:	297.2m2 (32 Sqs)
Land Size:	572m2
Site Coverage:	51.9%

It was quite a challenge to achieve all our client's objectives on this knockdown rebuild site due to its irregular shape and location on a corner. We assessed the possibilities and decided that the best outcome would be achieved by having the entry and garage of the home facing the secondary street frontage. This allowed us to obtain consent for a 2-metre front setback. The Home Theatre at the front was to be used for a home business but would be great for future resale value.



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**CASE STUDY - 31**

**Tailored To Fit**



House Size:	217.1m2 (23.3 Sqs)
Land Size:	527m2
Site Coverage:	41.1%

This unusually shaped block of land, situated in the bowl of the court, imposed some considerable constraints also due to an angled rear boundary. We were able, nonetheless, to create a layout which included four bedrooms and two separate living areas, both overlooking the large rear yard.



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CASE STUDY - 32

Master At Rear



House Size:	280m2 (30.1 Sqs)
Land Size:	553m2
Site Coverage:	50.6%

Our clients requested the Master Suite at the rear of their wide fronted block, so that their young adult kids could enjoy their own space at the front. Despite the narrowness at the rear of the property, we were still able to achieve an outcome where our clients had a feeling of space, rather than being hemmed in.



CASE STUDY - 33

Change For The Good



House Size:	321.4m2 (34.6 Sqs)
Land Size:	662m2
Site Coverage:	48.5%

This very interesting and unique corner block of land opposite wetlands originally had its crossover located at the front, but as the land sloped from the rear towards the front, there were going to be considerable site costs, a steep driveway and a requirement for internal access steps. One of our clients required wheelchair access, so we made a special application to the council to obtain permission for the crossover to be relocated to the rear. This resulted in a flat driveway, no steps and considerably reduced site costs. Our clients also preferred the guest entry at the rear, which we easily accommodated. An added bonus of relocating the garage was that we were able to position two large bedrooms and a lounge room with verandah across the front to enjoy the views. A fence has been installed along the side street so that the main yard area is private, and the main living areas benefit from natural light from the north.



Rear facade (garage access)



Front facade (facing parkland)

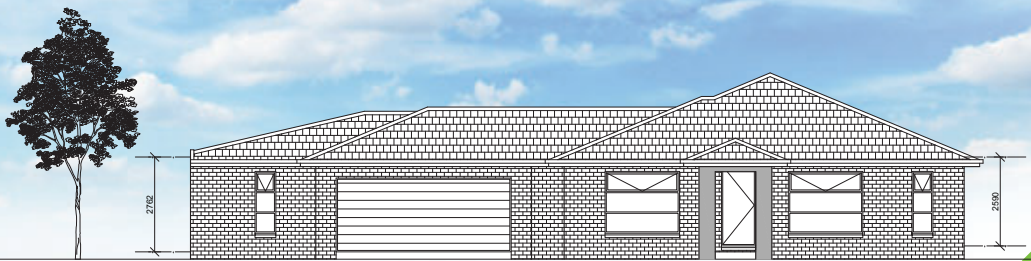
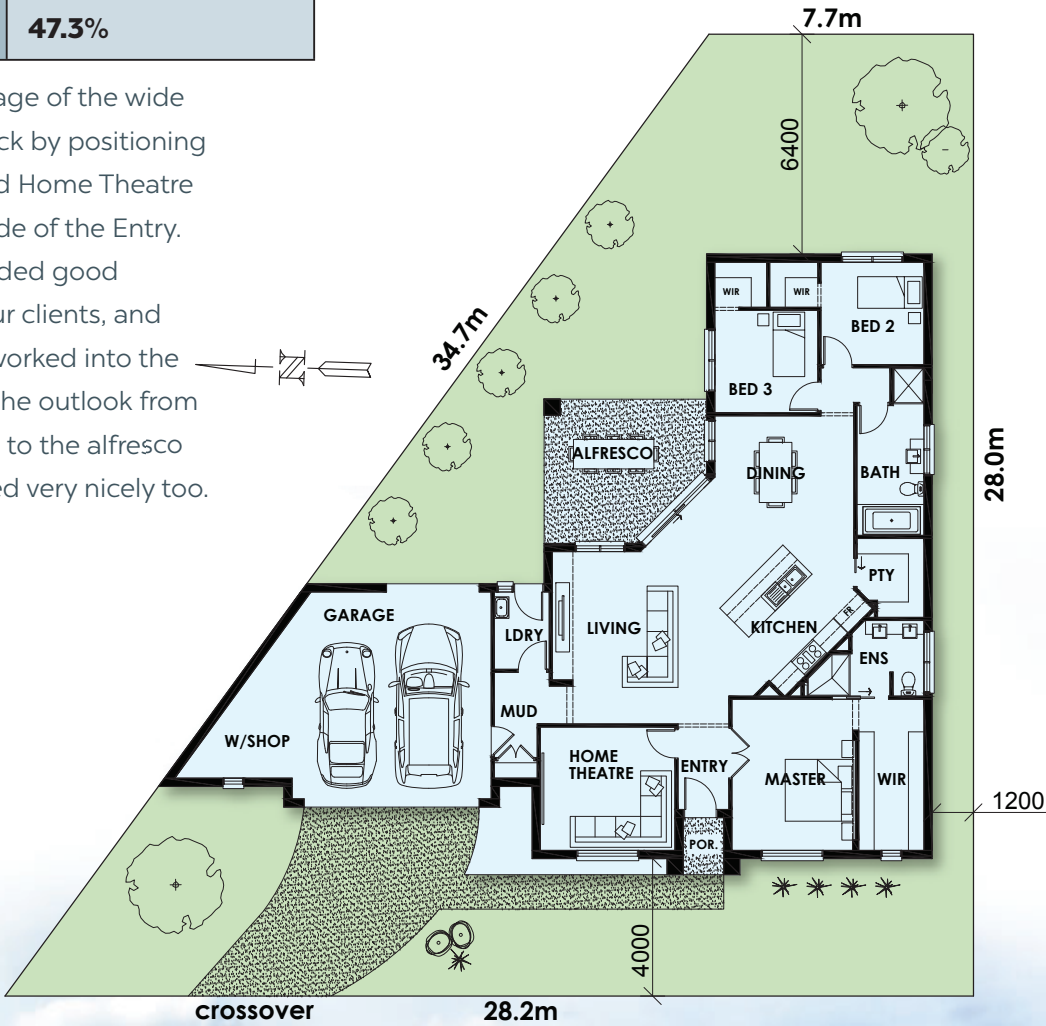
**CASE STUDY - 34**

**Tradie's Delight**



House Size:	237.9m2 (25.6 Sqs)
Land Size:	502m2
Site Coverage:	47.3%

We took full advantage of the wide frontage on this block by positioning the Master Suite and Home Theatre at the front either side of the Entry. The workshop provided good storage space for our clients, and the mudroom was worked into the design beautifully. The outlook from the Kitchen through to the alfresco and yard area worked very nicely too.



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**CASE STUDY - 35**

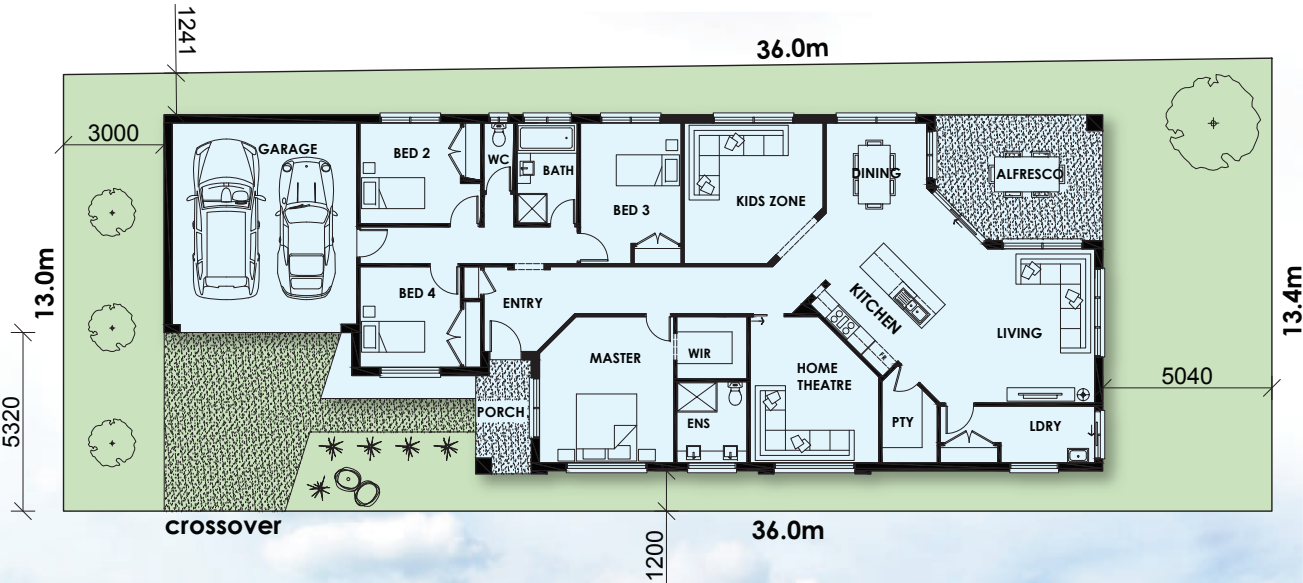
**Hammerhead Beauty**



House Size:	262.9m2 (28.2 Sqs)
Land Size:	476m2
Site Coverage:	55.2%

This “hammerhead” court block allowed us to design with a parking space alongside the garage for our client’s caravan. We positioned all bedrooms towards the front so that views of the backyard could be enjoyed whilst cooking up a storm in the kitchen. The positioning of the Home Theatre between utility areas allowed maximum enjoyment for the parents after the kids had gone to bed.

The Kids Zone located adjacent to the kitchen was ideal as a direct view to the room made supervision and interactivity easy.



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THE LAGUNA



Feel at home in the luxury of the Laguna!

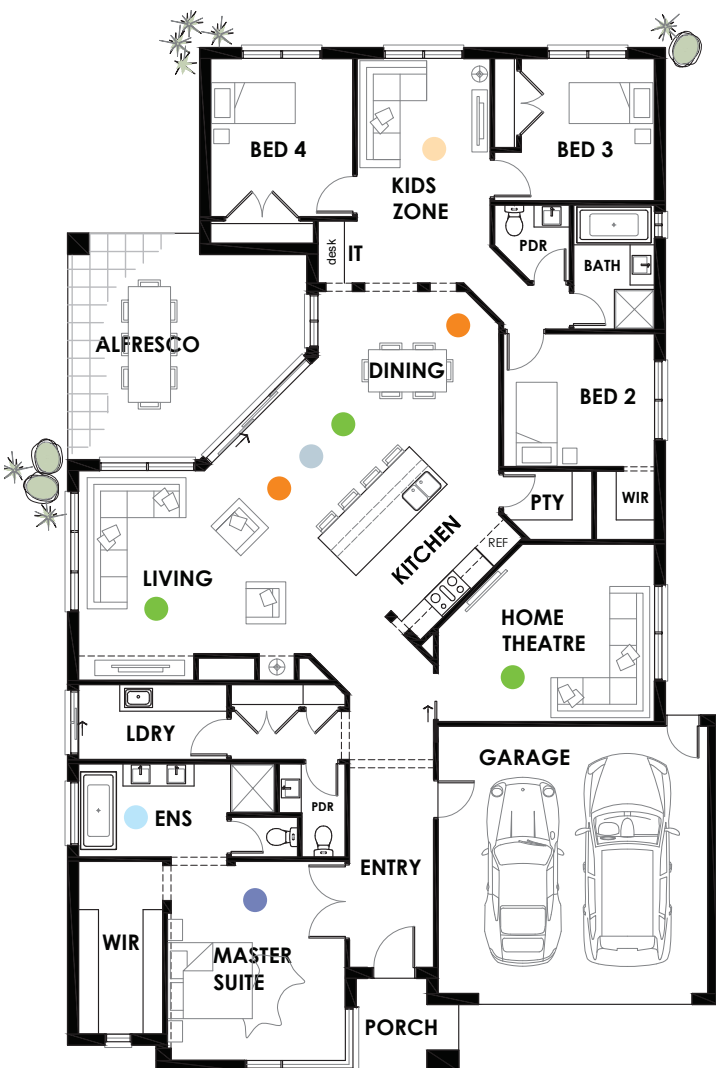
This home has it all with an opulent Master Suite, dedicated Home Theatre, an interactive central living zone and a separate Kids Zone at the rear. The angled kitchen is a feature and the hub of this friendly space where many wonderful memories will be created!



ROOM SIZES	
Master	4.0 x 4.5
Garage	6.1 x 6.0
Home Theatre	4.9 x 4.0
Living	5.4 x 4.7
Dining	4.1 x 3.5
Alfresco	5.4 x 5.1
Kids Zone	3.0 x 5.0
Bed 2	3.4 x 3.0
Bed 3	3.0 x 3.2
Bed 4	3.2 x 3.5

AREA ANALYSIS		
Living	228.48m2	(24.59sq)
Garage	39.93m2	(4.29sq)
Porch	4.41m2	(0.48sq)
Alfresco	23.35m2	(2.52sq)
Total	296.17m2	(31.88sq)
OVERALL DIMENSIONS		
Width	14630	
Depth	23000	

**MIN BLOCK: 16 X 31 M**  
Based on 4m front / 4m rear setback



- DYNAMIC FLOW**  
Innovative angles and clever zoning gives this home a dynamic flow that sets it apart from the rest.
- INTERACTIVE SPACE**  
The family living and dining areas radiate out from the central kitchen creating a friendly and interactive space.
- LUXURY ENSUITE**  
Lap up the luxury in your lavish ensuite complete with double vanity, optional bath, oversize shower and separate toilet. The design of the ensuite offers practicality, privacy and plenty of style.
- STYLISH MASTER SUITE**  
The spacious Master suite is accessed through double doors, and the large walk-in-robe (hidden behind the bed wall) can be tailored to your requirements.
- KIDS ZONE**  
A space where the kids can enjoy their activities close to their bedrooms whilst still maintaining contact with the main hub of the home.
- 3 LIVING AREAS**  
Enjoy time together in the centrally located Living zone, relax and watch a movie in the Home Theatre, or escape for games in the Kids Zone.



- Process**
1. Select Core
  2. Select Rear
  3. Select Front
- There are 302 different combinations available in the Laguna range using My Home My Way™

If required, we will make further adjustments to this design to make it perfect for you. Façade image for illustrative purposes only. The floorplan may illustrate features that are optional. All depth dimensions exclude porch/verandahs if they are protruding. Room sizes to be used as a guide only – refer to working drawings for all dimensions. Bedroom measurements are clear of robes. Lot width is based on Rescode regulations on a non-corner block.



## TESTIMONIALS

### INSPIRED HOMES HAVE CERTAINLY DELIVERED!

We had the flexibility of customizing our house to suit our needs and to fit our block of land. Every detail was explained well. We knew what we were getting and nothing came as a surprise.

Workmanship of our home was excellent. It's like living in a display home. Inspired homes have delivered everything that was promised.

**- Dilan & Disna P (Clyde North)**

### PERSONAL GUIDANCE!

On visiting Inspired Homes I was guided through every step of the way during the planning and design phase.

During the home build I was notified through different stages promptly and all actions conformed precisely as per plans.

I am more than happy with the build quality and final finishing. I have no problems in recommending Inspired Homes to anyone based on my smooth experiences.

**- Benzi H (Point Cook)**

### OUR NEEDS WERE EXCEEDED!

From the first day we went to the Inspired display home in Clyde, the Inspired team were extremely helpful in every aspect. They designed our home to suit our needs.

We have been in our home for two years now and couldn't be happier. They came in on budget and they were able to accommodate our requirements.

**- Chris G (Pakenham)**

### SUCH GREAT SERVICE!

Anything added was followed through and no hidden surprises.

Quality fittings and most things were already included. The supervisors were great with communication and allowed us to visit and see progress. Nothing was too much bother for them.

What we added was done through signed variation and met our needs, great service. Well done.

**- Neil C (Grantville)**

### WONDERFUL SUPPORT!

We would like to say that the support been amazing and they helped us step by step on our journey and are very kind and considerate. They have made building a house much easier for us and have complied with every request we made. Thank you Inspired for all your efforts!

**- Ken & Ling Ling K (Burwood East)**

### UNIQUELY OURS!

The Inspired Homes team spent time to listen to our requirements and needs. We ended up with quite a unique floor plan with a stunning façade, yet at volume builder pricing.

Most of their inclusions are other builders upgrades, and the most important thing was they were very upfront and honest with all pricing. In the end, we have a nice home, uniquely ours, within the budget. We strongly recommend Inspired Homes to our friends and family.

**- Nigel N (Clyde North)**

### IMPRESSED WITH THE DIFFERENCE!

Without a doubt, and without hesitation, we would recommend using the team at Inspired Homes to build your new home.

We were impressed and comforted with the time they spent with us ensuring we were happy with our floor plans, and adjusting any details to the plan, and explaining the process to us. We have had many compliments on the quality of the workmanship from friends, family and also other tradies not associated with the build.

We are thoroughly enjoying our new home, have not looked back since moving in. Thank you for all you have done for us.

**- Emma & Kevin S (Cranbourne West)**

### PERFECTION!

Firstly let me say how happy we are with the house we decided to build. It honestly could not be any more perfect. Everything that we wanted in the house has been done to the upmost perfection and we are more than pleased with the outcome.

Michala has already turned the garage into her own Salon and the theatre room has already been turned into the man cave. We hardly see each other now, it's perfect (just kidding)!

Thanks again for all your help and ideas with the house!

**- Tim & Michala D (Botanic Ridge)**

### LOVE, LOVE, LOVE THEIR DESIGNS!

As soon as I saw the Inspired Homes Display Facade I could not wait to see inside.

I loved the Facade, I loved the layout and I absolutely loved the Living, Kitchen and Dining all looking out onto the Alfresco/ Backyard.

Inspired Homes designed our home custom to fit our block.

Thank you to the whole team at Inspired Homes.

**- Rose M (Safety Beach)**

### BEST BY FAR!

After going through every display home we could find we always came back to Inspired Homes. It was the ability to custom design our own layout and design our own façade that won us over!

To date, the team at Inspired Homes have been so great to work with - professional, honest, knowledgeable and easy to communicate with.

**- Matthew C (Clyde North)**

### THE PERFECT FIT!

We found Inspired to be a great fit for us, they listened to what we wanted and made suggestions and changes as we moved through the process to help work within our budget.

Building can be quite stressful but we found Inspired Homes were able to accommodate our needs and we ended up with a home we wanted and are very happy with.

**- Sam C (Pakenham)**

### AN INSPIRING HOME!

I just wanted to thank you all for our beautiful new home.

The design of our home is amazing. It certainly is an Inspiring Home. Everything works together really well.

The house feels lovely and solid, and the speed at which it all came together was amazing. You are a fabulous team. We would definitely recommend you all - All the best to you for the future. Many thanks.

**- Judy & Richard M (Balnarring)**

### AN INSPIRING EXPERIENCE FROM BEGINNING TO COMPLETION!

Inspired Homes come with our highest recommendation and we would have no hesitation building with Inspired again. The service provided was so unique and helpful with our wishes as their number one priority.

It is a pleasure to interact with wonderfully helpful and knowledgeable staff, who were so genuine in their efforts to achieve complete satisfaction for us. It is with this flexibility that makes the design of our home unique to us.

We love our new home, it brings a smile to us each time we arrive home.

**- Deb & Morrie B (Bentleigh East)**

### SO GRATEFUL!

We love our custom designed Inspired Home.

We moved in a year ago and are so grateful that we met the team at Inspired and they were able to design this beautiful home for us.

**- Samantha S (Sandhurst)**

### BEAUTIFUL, UNIQUE HOME!

Building our house was such a big event for us and dealing with Inspired Homes has been a wonderful experience.

From the day we made our mind to go with Inspired Homes we knew we made the right choice. Everything worked accordingly and smoothly.

We have just moved to our beautiful, unique home and it's just an amazing feeling to be in. We would strongly recommend Inspired Homes to others as they have really looked after us and if we build again we would definitely build with them again.

Thank you Soooooo much...You are the best.

**- Ajay & Nirmala K (Cranbourne North)**

### AMAZING RESULTS!

What was seen as an initial challenge of working with our uniquely shaped corner lot along with multiple restrictions has ultimately transformed into an amazing design in which we very much love and are privileged to wake up to with the family.

Can't recommend Inspired Homes enough, they are simply amazing to deal with!

**- Michael R (Clyde North)**

### DREAM HOME!

We knew when we walked into the display home that this was different. They were very patient with us, and listened to our requests and needs. In the end they designed the house we know will be our dream house.

**- Helen & Paul S (Rye)**

### LIVING THE DREAM!

Less than 15 minutes after meeting with inspired, we had a plan that completely met all our needs. They listened to what we had in mind and worked out how to achieve it.

We loved the plan and couldn't wait for it to all come together. Every step of the process was exceptional and hassle free.

From the day of the design to the day of hand-over, the whole experience was seamless and problem free. Their attention to detail was incredible and the finish was perfect! Their tradesmen really know their job and it was obvious they took pride in it.

We can't recommend Inspired Homes highly enough, they are legends!

**- Helen & Brian J (Berwick)**

### PRACTICAL AND STYLISH!

The unique design of Inspired Homes captured our imagination from the moment we walked through the first display home. With Inspired's flexibility and guidance we were able to alter their design to suit our family needs and we now have a comfortable, modern and practical home which we are loving being in!

We constantly get positive comments from our family and friends about our new home. For us building has been an enjoyable experience and we look forward to being in our home for a long time.

**- Alysia & Mark J (Cranbourne East)**

### SMOOTH BUILD & PROMPT SERVICE!

We would definitely recommend Inspired Homes to anyone.

From the design to the receipt of our keys, the team at Inspired were fantastic. Nothing was too much trouble and we had answers to our questions within 24 hours of asking. The build went smoothly and we moved in on my wife's birthday, as was promised!

Inspired Homes represents to our family a truly great company with professional courtesy and attention to detail. We LOVE our new home, it is truly 'Inspired'! A big thank you to all the team.

**- Caroline & Mark (Pakenham)**

### BEST DESIGN AND PRICE!

We are both very happy with our new home built by Inspired Homes.

The design team were very helpful with the planning and working out the best design and price to suit our needs.

The construction went ahead smoothly and was completed well ahead of our time frame expectations.

We would use Inspired Homes for any of our building projects in the future and would recommend them to anyone who may be looking at building a new home.

**- Trevor & Maggie J (Rosebud)**

### A HOME TO BE PROUD OF!

The workmanship on our new home was first rate and as we look at other completed houses in the area we can see the difference in quality that makes our home unique and attractive.

We particularly liked the fact that we were able to alter the core design to suit our needs and that the Inspired staff were genuinely interested in seeing that we were satisfied with the result.

Customer service was great - friendly efficient staff at all levels. We didn't have too many concerns but when we did we were listened to and action was taken quickly to resolve the issue.

**- Stewart & Maria J (Clyde North)**

### PERSONAL TOUCH!

We have no problem recommending Inspired Homes as our journey was personal.

We have the house we want, not a 'stock standard' as offered by other housing companies.

We have now met all our new neighbours, each building with different companies and have become aware how 'stress-free' Inspired Homes pre-construction package really was. Everything was done on our behalf.

**- Gary & Tina A (Cranbourne East)**





# IRREGULAR BLOCK

## DESIGN SPECIALISTS SINCE 2004



Inspired Homes are available throughout Greater Melbourne, Geelong and selected regional areas.

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