



SUSTAINABILITY – LIVABILITY – AFFORDABILITY

Sustainability, livability and affordability means different things to different people but for the i4 Development team it's something they strive for every day. Their recent project homes at 39 and 41 Wanda Road Upper Mount Gravatt are great examples of the consideration and application of factors that impact on or influence the well-being of the community and the people who will turn newly constructed houses into their dream homes.

“We just do things differently – we offer much more than the standard build. We provide affordable luxury. Values and purpose are the drivers when it comes to determining where our money is spent.....and most importantly we want people who share similar philosophies to buy the homes we build.

The homes are currently on the market by negotiation with Grant Boman, Ray White - Mount Gravatt M: 0413381434

In selecting Wanda Road as i4 Development's next project, focus was directed to a place where people would want to live now and in the future:

- Safety (area with low crime, caring neighbours)
- Quality of life (proximately to education, health, sports, recreation, shops)
- Social participation and connection (community facilities, meeting places, events/movie cinemas and other entertainment venues)
- Access to services (public transport, cycling and walking infrastructure, hospital, police, ambulance, fire and rescue and other government services)
- Open spaces (parks, trees, nature reserves)
- Progressive area (Mount Gravatt Corridor, Garden City Upgrade)

The design brief asked for the houses to cater for dual living, multi-generational and extended families who would benefit from a range of flexible lifestyle spaces and zonal living arrangements across two levels. Priority consideration was ease of access, capacity to move around freely, openness and spaciousness, seamless inside and outside living, accessible bathroom, generous sized bedrooms and multiple living areas.

Sustainability and livability are carefully considered – although they're now so ingrained in our work that Maree OShea finds it hard to think of them separately. “When I refer to sustainability, it's not just the physical aspects of the building but also the personal and social ones. We make homes livable for everyone regardless of age, family needs or changes a person may experience during their lifetime.” She explains. “We're all put on this earth to interact and connect with people, and the more we embrace that concept, the better for the individual, family and community”. On the building side it's quality products with good warranty and easy to maintain fixtures and finishes, treated timber frames, grey glazed windows, floor to ceiling tiles, termite reticulation system, wall and ceiling insulation, gas hot water, energy efficient appliances, LED lighting, just to name a few.



Key livable features include:

- Exposed aggregate concrete driveway and pathway lead to extra wide garage and front door entrances
- spacious, ground level open plan living area with wide doorways and full length windows
- custom design kitchen with lower workbench, induction cooking, soft closing drawers, useable pantry. Complimented with overhead lighting and exhaust fans
- outdoor kitchen seamlessly extends the living space and provides for alfresco dining and entertaining
- queen size bedroom with open walk-in robe and adjoining fully accessible bathroom on the entrance level
- what was once an elevated block is now a level piece of land with landscaped, fully fenced, secured yard with concrete paths on all sides.

Let's now review 41 Wanda Road against the 16 livable housing design elements:

Access to the premises/dwelling

- flat, seamless exposed aggregate concrete (non-slip) driveway and pathway

Dwelling entrance:

- extra wide and high (480mmx2400mm) remote controlled electronic panel garage opening
- step free entrance to the home via the garage
- threshold safety mat provides step free entrance through 1200mm swivel timber and glass door

Car parking

- Ample parking at property entrance
- 6m x 6m lockage garage with flat concrete floor ready for slip resistant coating

Internal doors and corridors

- ground floor living space has openings ranging from 820mm to 1200mm to facilitate comfortable and unimpeded movement

Bathroom and toilet facilities

- fully accessible ensuite on the living level enables occupants or visitors to shower, use toilet and hand washing facilities with ease
- walls have been reinforced to enable grab rails to be installed

Internal stairways

- handrails and safety glass protect the users

Kitchen (internal)

- designed applying the Blum Dynamic Space principles of motion, workflow and space
- breakfast bar and food preparation space lowered
- induction cooktop to reduce working over a flame



- 60mm under bench oven and microwave space for ease of opening and checking of food
- exhaust fan and lighting 600mm above benchtop for reach by mobility restricted users
- pantry with combination of doors and drawers for ease of access to food
- majority of joinery with drawers in lieu of doors
- soft closers in lieu of handles

Laundry space

- custom joinery with stone benchtops ready for undermount washing machine
- ample storage

Ground level bedroom

- 4.8m x 4m bedroom with walk-in robe and accessible ensuite
- this space could also be used as a home office

Switches and power points

- light switches, power points and fan controls have been conveniently positioned
- remote controlled air conditioning
- door handles and tap mixers allow for independent use.

Family/living space (indoor and outdoor)

- seamless indoor and outdoor living spaces is created using center opening 4-panel aluminum stacking door
- 50mm threshold ramp creates a step-free exit and entrance
- furniture has been strategically placed to demonstrate the flexibility and ease of movement within the room and to the adjoining outdoor area
- 3.5m x 7.4 undercover alfresco with 1m concrete paths on three sides
- built-in kitchen compliments the inclusive entertaining and dining space

Windows & doors

- well thought out and planned placement of grey windows and glass doors reduces glare and provides natural light, ventilation and external visibility as well as privacy where needed.
- windows in living area are full length double hung or sliding aluminum
- clear fixed glass panel serves as splashback to the kitchen

Flooring

- From the entrance right through the ground floor and outside living space is fully tiled and ready for slip resistant protective coating

Extra features

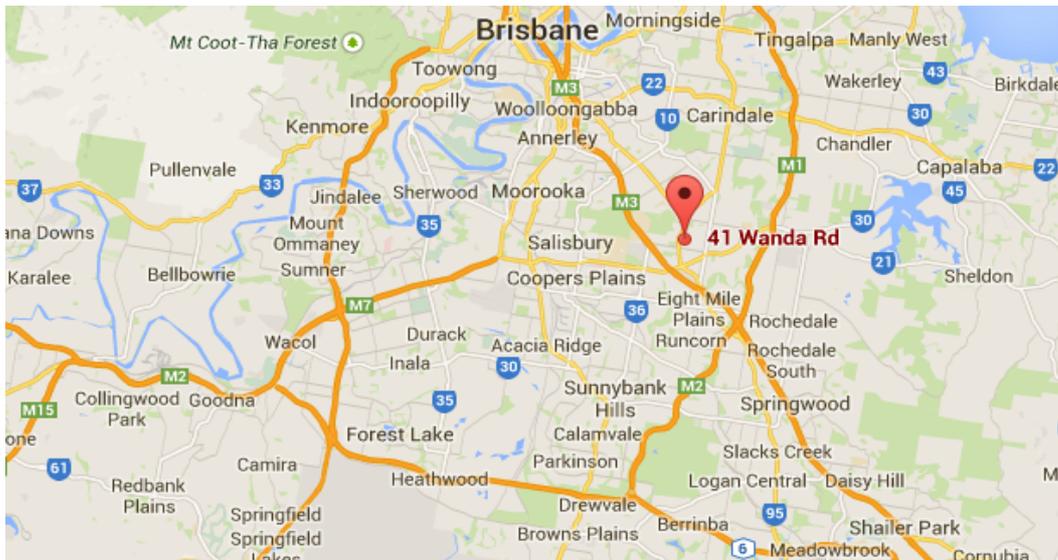
- what was once an elevated block is now a level piece of land with landscaped, fully fenced, secured yard with concrete paths on all sides
- 1800mm timber fencing and aluminum screens provide privacy for neighbours

Overview

41 Wanda Road Upper Mount Gravatt – expected completion early 2015

Excellent location just 5 minutes from Garden City Shopping Centre and 10-12 minutes to CBD. The home offers a range of lifestyle spaces such as custom built outdoor kitchen with alfresco dining, open plan living and separate rumpus with upper level deck. These residences provide for multiple/zonal living arrangements with fully accessible guest bedroom and ensuite. The property is walking distance to premier schools, an array of cafes and boutique shopping as well as public transport. The area is renowned for it's friendly neighbourhood, parks, tree lined streets and transformation with newly constructed homes.

Location

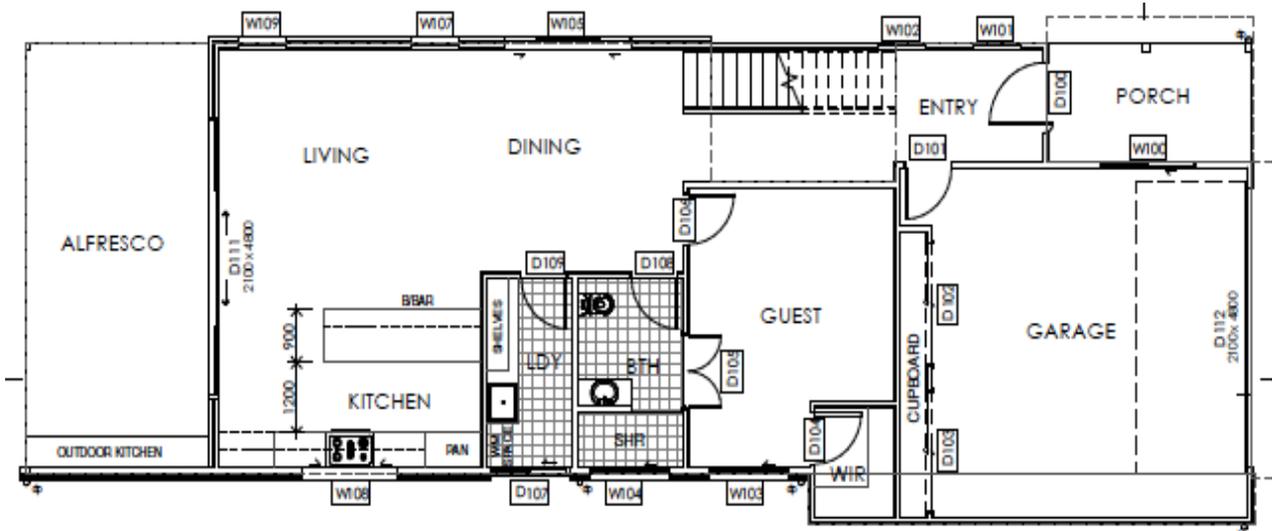


Summary

Land size	413m ²	Convenience store	290m
House size	350m ²	School	750m
Bedrooms	5	Doctor	290m
Bathrooms	3+	Bus	200m
Toilets	3	Sports Centre	1.3km
Kitchens	2	Shopping Centre	1.6km
Walk-in robes	6		
Garage space	2		

boasts a 'naturally' beautiful and contemporary style with a neutral but very modern colour scheme both inside and out. Kitchen cabinetry has strong livability features including lower level seating, pantry drawers, induction cooktop and 60cm electric oven

ground floor



upper level

