

# 1 Ceylon Turn, North Coogee, WA 6163



## Sold House

Saturday, 17 February 2024

1 Ceylon Turn, North Coogee, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 333 m2

Type: House



Michelle Ralph  
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## Contact agent

\*HOME OPEN Cancelled, property Under Offer Welcome to 'Bev's Beach House,' an award winning, one of a kind, architecturally designed home. Gresley Abas, the Architect of this unique residence has reinvented the 'suburban beach house' with a materiality that references the beach journey and immaculate detailing for a crisp and contemporary feel. The internal planning inverts traditional spatial arrangements, favouring the placement of the open living / kitchen space on the upper level to integrate ocean views into everyday living whilst providing a generous connection to the outdoor area. Open sleeping and bathing spaces blur inside and out with full height glazing for outlook with extensive use of double curtains to control privacy. The central entry and stairs allow excellent natural light and cross ventilation to all rooms within the dwelling and large concealed ply sliding doors have been used extensively to create a fluidity of space, with a focus on open and informal - endeavouring to capture the essence of the 'beach house.' Like sand underfoot, a light coloured white burnished concrete floor is one of many naturally finished materials, with face brick, concrete block, plywood, concrete, all melded with crisp white and calm blue that one associates with the beach. Environmental control on this site was key. The south wester dominates this site and the design response needed to control this wind, whilst allowing cross ventilation through the many large Aneeta windows. An abundance of glazing means reliance on artificial lighting is limited to night, and a solar hot water unit further reduces the power load. Provision for a future solar array has also been included. A water wise garden limits the water use, and reticulation is served by a 'purple pipe' recycled water supply. Using the neighbouring 2 storey boundary parapet wall, steel portal frames and a trellis define this space as a volume that is deliberately part of the dwelling. The dwelling is entered through it and all living spaces in the house look into it. The green wall and garden, now fully established, create a private haven to enjoy, providing cool relief from the hot summer days, and a lovely winter outlook from inside the house. Formally, the house and boundary fence have been woven into a single element - the heavy brickwork anchoring the crisp white hat of the living spaces above. The separation of the garage forges a secondary external space - a backyard, whilst this rear laneway vehicular access frees up the responsiveness of the remaining elevations to control privacy levels and present an articulated appropriately scaled architectural character to the street. Located within the much admired Port Coogee Residential Estate, only a short stroll to the foreshore and Omeo Wreck. An inspection of this enchanting home will impress! Property details: 333 sqm Built in 2016 Lot 801, Plan 070097, Volume/Folio 2768/559 Contact Michelle Ralph on 0412 058 910 with any further queries or to arrange your viewing.