

# BINGARA GORGE



## Selecting the perfect floor plan

Picking the ideal floor plan is one of the first steps to contemplate when starting the building journey and requires careful consideration to ensure the home is fit for purpose for future decades.

According to Nicholas Bolianitis, Design Manager for Mojo Homes, design starts with the client's brief including needs, lifestyle and aspirational ideas for their dream abode.

"Some clients are very clear on their new home brief, whereas others are guided by an architect. Once the brief is established, the next steps are checking site constraints to determine restrictions and land area to ascertain what is possible. For example, is it a flat or sloping site and where is the best entry point – side, rear or front."

"Budget now comes into play. Clients provide a list of dream ideas, only to realise land size restrictions and price. Council and state government compliance is a critical part and can impact the final floor plan. Initially we sketch floor plans highlighting where various rooms should go, then refine as we move through the process with intuitive software. 3D modelling is used to showcase different ideas and templates to clients. It is not uncommon to have numerous revisions," added Nicholas.



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Nicholas continued, "When designing I always discuss picking up sight lines and views through the entire home. Upon entry the line of sight should be directed towards a feature ie courtyard, pool or water feature."



Popular floor plan designs can be viewed in Mojo Homes' display homes. These include open plan living areas that feed onto an outdoor alfresco area to bring the outside in; an extra guest bedroom at ground floor that is almost self-contained for extended family members or older children living at home; bigger garage and storage areas for growing families; walk in butler pantries to use as a second kitchen and mud-rooms off garages to hide items such as shoes, bags and coats.

Nicholas concluded, "Singles, couples, families and multi-generational groups all seek different floorplans to meet their desires and needs. Regardless of the client brief, there are five important aspects to consider in every floor plan – right spatial arrangement, size, proportions, site lines and views/vistas."

To discuss choosing the perfect floor plan visit [www.mojohomes.com.au](http://www.mojohomes.com.au) A range of designs both single and double storey are available as well as lifestyle and façade options. Mojo Homes is selling several home and land packages in Bingara Gorge starting from \$1,134,700 for a four bedroom.

"Planning from the outset when selecting layout matters. If pre-planning is not undertaken, then functionality of the home won't work. Land size area dictates room sizes and proportions in spaces. Circulation and flow are considered as well as furniture placement to ensure spaces don't feel cluttered"



**Build a home in Bingara Gorge in 2024 – the best estate in Sydney's South West. Registered land is available from \$580,000 with sizes between 375m<sup>2</sup> – 5000m<sup>2</sup>. Contact us below to find out more.**

