

BINGARA GORGE



*Artist's impression

Designing dream homes

When it comes to creating a forever abode in Bingara Gorge, Building Designer Toni White from Straightline Studio Co. emphasises that the process should start with understanding the site's unique characteristics.

"An obvious starting point when designing a home is looking into the site constraints and opportunities. Think about estate and council regulations, setbacks, site slope and orientations as a first step."

According to Toni, this initial assessment is crucial for laying the groundwork for a home that is perfectly tailored to the client's lifestyle.

"Mapping out the spaces clients require, the flow between spaces, orientation and room locations form a layout that suits how they want to live. Factors such as raked ceilings, feature walls and window placement are assessed to ensure ample natural light throughout the home. The facade and the home's overall look, such as building materials, colours and style are also considered at this stage."



*Artist's impression

BINGARA GORGE

Toni adds, "Consider overall style the homeowner envisions. Currently, there is a rising interest in the modern farmhouse and pavilion home styles in Bingara Gorge.

Arches and curves are becoming incredibly popular again. I love incorporating these into both home styles to create a more modern, luxury feel."

For homeowners looking to reflect their personality in their home, Toni shares some personal insights, "I love the American farmhouse style. My husband is from the United States, and we regularly travel there, so I draw inspiration from homes with a cosy, family charm and character. I incorporate these elements while complementing our modern Australian lifestyle and love for the outdoors."

She adds that every home should tell the story of who lives there, quoting Nate Berkus, 'Your home should tell the story of who you are, and be a collection of what you love.'



"I'm designing their dream homes, not my own. I really try to listen to what clients would like and incorporate all the elements they hope to see in their home," Toni says.



Five essential design tips:

1. Plan for the future: Consider how your family's needs may evolve. Questions to ask: If you currently have young kids, do you need their bedrooms near the master bedroom? Or would you prefer them to grow into a space further away? Will you have older parents living with you, requiring a self-contained space?
2. Ensure functional flow: Think about the connection between spaces. Homeowners often enter their homes through the garage, so designing a mud/drop zone for bags and shoes near here is practical. Also, ensure that the main entrance flows into the living areas.
3. Establish the look and feel: Use Pinterest boards to collect ideas. Gather images of spaces, colours, and styles that resonate.
4. Don't skimp on storage: Clients often request more storage, so it's wise to incorporate as much as possible wherever you can.
5. Maximise natural light: The orientation of the home matters. Everyone loves natural light. Orientate the main living spaces to the north with several large windows.

BINGARA GORGE

Toni has helped homeowners in Bingara Gorge since 2015 and witnessed firsthand the evolution of design preferences.

"Multi-generational family homes have become increasingly popular, likely due to the close-knit community culture within the estate. People are building forever homes where they can raise their families and accommodate future needs," she observes.

"Hamptons-style homes remain a favourite. They are light, bright and exude a country charm through the use of cladding."

"Bingara Gorge is an ideal place for building dream homes due to the estate's larger sites and beautiful surroundings, including the golf course and parks. The area offers the space and lifestyle elements that appeal to families looking to settle down and create their forever home," Toni concluded.



"Designing a dream home is a deeply personal journey and is about helping clients create spaces that reflect their lifestyles, needs and individual tastes. By following expert advice, homeowners can craft a space that is not only beautiful but also tells the unique story of who they are."



Build a home in Bingara Gorge in 2025 – the best estate in Sydney's South West. Registered land is available from \$580,000 with sizes between 375 – 5000sqm. Contact us below to find out more.