

FOCUS

→ Facing the street

From a design perspective, Luke says one of the most critical things is to create two quality facades.

“On one you’ve got to address the primary street and try to get your entry to work, but with the other side, you can’t treat it as the side of a home, you’ve got to treat it as another facade,” he says.

Key to this is to create good articulation, rather than just having a harsh flat facade with just a couple of windows.

He suggests using a mix of building materials for visual appeal, such as Weathertex cladding, stone, timber and glass.

Big benefit

Corner blocks also provide the opportunity to have easy access to a garage or granny flat at the rear of the house, or the flexibility to build two homes on the one site.

In fact, Luke says people are really starting to understand the potential of corner blocks.

“Right through Sydney now, corner blocks will sell anywhere from 20 to 30 per cent more than regular blocks next to them if they’ve got development potential,” he says.

“We’re finding a lot of corner blocks don’t even go to market at all, they’re sold through the real estate agency’s database and if it’s zoned for development, they’re snapped up.”

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Pictures Mind the Gap



Corner blocks at Harrington Grove have articulated facades and present well to both sides of the street.

LOOK BOTH WAYS

Corner block homes may have once presented a design challenge, but that’s not the case at Harrington Grove.

The masterplanned community in Sydney’s southwest, where 1300 blocks have been sold over the past six years, has implemented special building requirements for corner lots.

Harrington Estates managing director Terry Goldacre says for many years homes better suited to standard sites were being built on corner blocks.

“They looked fine to one street but to the side street they were very unattractive,” he says.

He says design controls introduced at Harrington Grove have improved the standard of homes on corner blocks, with elements that characterise the front of a house used on both sides of the street.

“Sometimes you have the front door at 45 degrees, on the corner,” Terry says.

“You have articulation in the roof and the facades, there are decorative windows and windows that appear to be the front of the house, you have railings, balustrades, porticos, verandas — a mix of elements.”

While corner blocks may appear to have less usable land because of their large front yard, Terry says that’s not the case at Harrington Grove, where they were deliberately made larger than other lots.

He says typical blocks at Harrington Grove are 700-800sq m, and corner blocks are 800sq m and over.

More Harrington Grove, harringtongrove.com.au

Pictures Harrington Grove: Icon Visual Marketing

GOT IT CORNERED

- Be aware of council requirements for setbacks that may mean a smaller yard.
- Engage a design professional or look for designs specifically for corner blocks.
- Consider development potential to put in a granny flat.

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