



SEASPRAY HOMES BY J MOODY & CO BUILDERS PTY LTD

MODERN CLASS

BUILDING SHARP AND STYLISH HOMES

The featured house is on a large allotment which accommodates a pool, tennis court and ample parking. It is a two-storey structure incorporating Rhienzinc and local Dromana Granite as contrasting external cladding, together with horizontal ship-lap spotted gum and rendering. The second storey of the house is cantilevered over the lower level to give the living room windows protection from the sun.

The family and living rooms are constructed in an 'L' shape with the passage/bar in the internal corner of the 'L' which acts as a noise and physical barrier to both the living areas.

The spacious living room has glass doors and windows on three sides, and the galley style kitchen sits along the northern wall. The whole area overlooks the pool on one side and the tennis court on the other. Glass bi-fold doors along the northern wall of the family room open onto the granite paving surrounding the tiled swimming pool.

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Local Dromana Granite walls in the entry hall merge with the visually striking stairs. The construction of the staircase was a challenge, as it features double thickness timber treads with stainless steel vertical blade upright balusters fixed to the under slung steel frame and stone wall. Upstairs has four bedrooms, a study, three stunning bathrooms, a powder room and two large decks which service all the bedrooms.

The entry hall continues into the huge family room, separated by the indoor/outdoor bar area, and another stonewall features a large open plasma screen over the Dromana Granite fireplace at the other end of the family room.

Morris Partnership and associates were the architects.

J Moody & Co. Builders Pty Ltd generally build "one off" designs, either through their design service or their clients' own designs. By offering a design service, they work closely with their clients to meet their needs and the site constraints. They build mainly in the Mornington Peninsula area.

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