

# GREATER PORT MACQUARIE abode property guide



## MOZELEY & DODDS

*Purposely designed and built to take full advantage of the magnificent views to Bago Bluff from every vantage point...*

The Home of the Month is a modern, well thought out design that sits perfectly in its hinterland locale. Chrissy Jones had the pleasure of being shown through the home by Martin of Mozeley & Dodds Constructions. From the onset it is evident that this home is special; the combination of concrete split faced blocks and recycled timber beams have a rustic charm suited to the surrounds. An exposed aggregate driveway with parking bay leads to a double garage that has an auto panel lift door, supplied and installed by Port Macquarie Garage Doors, and provides an internal entry to the home.

An exposed aggregate pathway leads to the sandstone tiled entrance portico which is flanked either side by a landscaped courtyard complimenting the earthy tones of the exterior facade. Entry to the home is through an exquisite sliced New Guinea Rosewood pivot door, that has opaque glass panels placed either side and above. The 1200 wide entrance door, from Bago Woodworks, opens into the entry foyer. You are greeted by majestic mountain views across the spacious open plan living area that brings together the kitchen, dining and formal lounge and opens out to the alfresco entertainment area.

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Mixed hardwood flooring provides a low maintenance, easy care surface in the open plan living, dining, kitchen and also the high traffic areas of the home. A bulkhead ceiling line above the foyer, along the hallways either side of entry and in the formal lounge and kitchen encase the centrally located dining area that has a raked ceiling with celestial windows placed at the highest point, 4.2m. North facing, the windows let in a lot of natural light and are adjustable allowing for direction or breezes into the living area creating a comfortable, inviting space for all to enjoy.

The carpeted, formal lounge features a wood fireplace that has an ingenious floating

granite hearth from North Coast Marble & Granite. Many relaxing evenings are assured, being placed in close proximity to all amenities, the lounge will be a much used part of the home for the family.

Left of entry, the hallway leads to the Master Bedroom, 2 family bedrooms and study. The Master is a private retreat, placed at the rear of the eastern wing, it boasts exquisite views to Bago Mountain and the Comboyne Plateau through a large panel picture window that also has louvre panel windows placed either side. Blockout blinds, soft carpeting, downlighting and a ceiling fan, his and hers walk-in robe and luxurious en-suite all add to the comfort.

Remaining rooms of the eastern wing are spacious, all with built-in wardrobes, ceiling fans and plush carpeting and are serviced by a 3 way bathroom. A large wall mounted vanity with oval above bench hand basin and mirror, glass doored shower recess, floor to ceiling crisp white tiling incorporating a grey tile feature wall in the shower, offer up a well laid out family bathroom.

Right of entry, the hallway leads to the internal garage entrance, guest accommodation and laundry. The guest accommodation is luxurious, has stunning views of the rural surrounds, ceiling fan, downlighting and walk-

in robe. An en-suite comprising a glass walled shower with feature tile recess, wall hung vanity and floor to ceiling white tiling provides a home away from home for guests.

Custom-built to the owners requirements, the laundry is a one of a kind. A great layout, there is plenty of bench, drawer and cupboard space incorporating an under bench laundry tub, concealed ironing board and a purpose built hanging space for the finished job. Having access to the outside, the laundry is a wonderful design. Opening out to the side patio, a mudroom has been created with a custom-built Blackbutt timber wash sink and matching privacy screen.



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*“Step down from the rear deck via Blackbutt timber stairs, to the tranquil infinity edge pool.”*

The heart of the home, the kitchen, is a showpiece. Designed in close consultation with the owners, it is any home cooks ideal. Designer Living Kitchens have excelled, creating a modern kitchen incorporating state of the art appliances including a gas triple burner cooktop, with wok-burner and stainless steel range-hood, plus an under bench double oven and microwave nook and dishwasher. The adjoining butlers pantry is a budding chef's dream with built-in cabinetry and shelving having everything at hand and at the ready to create that culinary masterpiece.

Bi-fold glass windows supplied by Trend Windows, have been placed above the double stainless steel sink, and when opened connect the main kitchen with the outdoor kitchen. Complete with wood fired pizza oven and spit BBQ, plus a gas BBQ and stainless steel bench-tops and splash-back, ceiling fan and downlighting. A polished concrete floor is stylish, yet practical and blends well with the adjoining Blackbutt deck area. Fitted with a stainless steel rope balustrade, hinterland views remain unhindered; the rear alfresco beautifully combines the inside of the home with the out.

Step down from the rear deck via Blackbutt timber stairs, to the tranquil infinity edge pool. Sandstone tiles from Tiles With Style surround giving a non-slip surface and a glass, frameless balustrade adds safety as well as a modern, clean look.

Last, but definitely not least, is the the cellar that opens to a lower court, found on ground level, down a set of beautifully crafted timber stairs. Having it's very own bathroom with shower, vanity and WC, separate wine cellar and kitchenette with black stone bench-tops and tiled splash-back, double stainless steel sink with rope flick-mixer, a gas cook-top and under bench gas oven the owners penchant for preserving their homegrown and locally sourced produce will be easily accomplished.

All opens out through a recycled Ironbark double barn style door, to the paved timber pergola that will one day be covered in the recently planted grapevine. Timber steps to the right lead to the rear deck and pool area via a tiled landing level that has a fire pit and seating, another fantastic spot to sit back and take in the scenery.

The home is a true testament to the eye for detail and exacting requirements of builders, Martin and Adam from Mozeley & Dodds Constructions, it has been designed expertly to suit it's footprint and takes full advantage of it's surrounding countryside. The home will serve it's owners well now and into the future.

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## FROM THE BUILDER

**Tell us a bit about your business; how long have you been operating?**

**Tell us a bit about your business - How long have you been operating?**

Mozeley & Dodds Constructions brings together a combined 47 years experience in the building industry with the partnership of Martin Mozeley and Adam Dodds. As apprentices, we both learned from the same well respected and highly regarded building company, Owen & Fiveash & Partners in Armidale. We work very well together, having the same eye for detail and taking a lot of pride in working together with our clients to create something new and diligent to maintain our ethos of "hands on hard work" until the job is complete.

**What are the types of building that you specialise in?**

We revel in the challenge of building "one off custom homes". From Dunbogan to Comboyne, Beechwood, Port Macquarie and back down through Bonny Hills to Laurieton. I'd like to think we've left our high standard of homes and admirers in a few spots. Our close knit team enjoy working with building designers and owners to make sure they are getting exactly what they are after, something unique.

Did the owners have any specific requirements when they approached you to build? If so how were these met in the design?

We got the feeling early that the owners

had been planning this new home for quite some time. We're talking "Many Years"! One of the main design criteria for Kim and Dianne's home was to capture the amazing view across to Bago Bluff and up the Hastings Valley to Comboyne. This feature and many more were so amazingly well captured and magnified by the clear, precise workings and documentation of Annabelle and the design team from George Watt & Associates. There were numerous pre-construction meetings and many along the way as well. If it was going to be constructed we were all in agreement it would be have to be done correctly and to the highest standard.

**What are some of the featured design elements of this home?**

There are so many! The minute you walk through the front door you are welcomed by a beautiful hardwood timber floor with feature bulkhead lighting that illuminates the spacious raked ceilings. Your eyes are drawn to the most amazing view of Bago Bluff and up the valley to Comboyne. This is beautifully picture framed as you gaze across the infinity edge pool through the expanse of glass used across the rear of the home. Walking through the rear glass sliding doors you enter the alfresco area and in this case 'the ultimate' entertainers delight.

It has a pizza oven from Italy, a wood fired BBQ with a spit over and a gas BBQ also. The gourmet kitchen or rather Chef's dream kitchen, has bi-fold windows opening onto this



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amazing alfresco area and as a result draws the inside out to compliment this very unique entertaining area. It really feels as though it becomes one large welcoming space that entices you to sit down and just take in the view.

It truly is amazing to see how this has all come together so perfectly. Obviously the cellar, whilst tucked away, is another significant feature with the use of recycled timber to construct the pergola and cellar entry and internal doors which really compliment the beautifully polished concrete floor. I think the designer has really excelled in the detail of this home.

**How do we go about commissioning you to build for us?**

We are launching our new website this week to show a few of our previous builds and some pictures from other projects that we are very proud of. You can access it at [www.mozeleydodds.com.au](http://www.mozeleydodds.com.au) If you'd like to contact us, [Info@mozeleydodds.com.au](mailto:Info@mozeleydodds.com.au)

Or alternatively you can phone Martin on 0417 452 868 or Adam on 0417 250 676 to arrange a consultation where we can discuss your needs and decide the most appropriate way of exceeding them.

**"Mozeley and Dodds -Working together to create something unique"**

## FROM THE OWNER

**You chose Mozeley & Dodds Constructions as the builder of your new home, how has it been working with Martin and Adam?**

Martin and Adam are extremely easy to work with as they are prepared to listen to any request or suggestion and then implement what is possible with a high degree of skill.

**Did you have any specific requirements when you first decided to build? If so how were these met in the design?**

We had many detailed specifications as we had been planning this house for some time. All of these requirements were met and in a number of them our expectations were exceeded.

**How does your new home suit your lifestyle?**

We need to live in the new house to really "test" it. With the brief time that we have been able to use it so far, we have been pleased with the way it works.

**Which is your favourite room?**

The alfresco area which combines a practical outdoor cooking area with the fantastic views across the paddocks and bush to Bago and Comboyne.

**Would you recommend Mozeley & Dodds Constructions to other prospective home builders?**

We would certainly recommend Mozeley and Dodds Constructions. They are professional builders who are also skilled tradesmen and they have an excellent team employed. They use the best of local sub contractors who understand the exacting standards to which Martin and Adam adhere. The standard of finish that they have delivered to us is as good as you can get.

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**FROM THE DESIGNER**

This home has been designed to embrace and interact with the natural surrounds and to nurture the passions and lifestyle of its owners.

This family owned property originally had a simple brick veneer residence located onsite. This had been a well loved family home that had allowed the owners to spend much time getting to know the surrounds and the seasonal routines of a rural lifestyle. From this in depth understanding of the property, the clients prepared a detailed design brief. This brief looked at the project very holistically giving insight into the local climatic conditions, the feeling and use of the interior areas and how the building needed to interact with the surrounding natural environment.

The 6ha property has established grazing paddocks for cattle, machinery sheds and an orchard. Therefore positioning the residence central to these areas was essential. The exterior split face block and silver grey recycled entry posts provide a raw and natural feeling to the building's facade. Your eye is immediately drawn to the centrally located entry door, this custom made oversized

rosewood door with stainless steel trim beckons you inside.

Upon entry, your eyes are drawn to the most incredible views of Bago Bluff & Comboyne Plateau to the south west. The indoor and outdoor living and entertaining areas take full advantage of this view and highlight windows have been mindfully located facing north to regulate the temperature of these south facing living areas. The crisp white walls and sharp modern lines provide a clear contrast to the natural contours of the landscape beyond. The central living area is defined by its raking ceiling, up lit bulkhead detail and monolithic fireplace with natural basalt bluestone floating hearth.

The kitchen is located adjacent in a gloss white finish with Quantum Quartz bench tops and glass splash-back. The island bench features a Carrara marble top that the client had sourced many years prior during an overseas trip. The kitchen has a large bifold window that provides connection with the outdoor cooking area. This outdoor cooking area has been designed to the clients' exact speci-

fication with a woodfire pizza oven, woodfire BBQ and gas BBQ. This outdoor cooking area flows onto the alfresco dining where the owners will delight in feeding their guests delightfully prepared fresh food grown and reared on the property.

The outdoor country life has been fully embraced within this home with a sandstone paved terrace with wet edge pool. Tucked under the home at basement level is the cellar. This cellar has been located with direct access to the orchard. It houses a kitchen, dry store and cool room; providing ample space for creativity of a culinary nature.

The bedrooms, en-suites and bathrooms have been tucked away to the east and west of the central living area. These rooms are generously sized and their louvre windows provide ample ventilation and light. The Mudroom style Laundry has been located to the west only a short stroll from the property's machinery sheds and the future chook house (another unique project the owner has planned).

Mozeley & Dodds constructions and all their subcontractors outperformed themselves on this

project. The builder's attention to detail, innovative approach and great craftsmanship rang true right throughout the build.

At GW+A, we revel in creating homes that are unique to the owners' lifestyle. We take the time to understand our clients' needs and come up with the best design solution. The building design software we use allows our clients to get a full understanding of their unique home with 3D walk through and still images. With regard to this featured home; sun angles, lighting of the southern living areas and impact of shading on the orchard were all vital components when considering the design. Therefore these areas were investigated through this 3D modelling software prior to construction. Our clients' were able to see their future home in 3D, walk through its rooms and see the sunshine coming through the windows throughout the different seasons. This modelling facilitates a clear perception for clients' in the design stage. GW+A would like to express our gratitude to our clients for allowing us the pleasure of being part of their journey in creating this rural oasis.



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