

FOR SALE WHITE GUM VALLEY & SUBIACO

Peter Habershon

No need to water gardens



One of the town houses for sale at White Gum Valley. It has three bedrooms and two bathrooms. Pictures: Peter Habershon



Project manager Andrew Beck.

Zero garden water use is one of the eco-friendly objectives of a new grouped-dwelling development in White Gum Valley.

The site includes three refurbished homes and five new town houses.

Project manager Andrew Beck said the landscaping followed the concept of a Japanese Zen garden but used predominantly local plants.

"The idea is to have zero water use in the gardens when they are fully established," he said.

"Eighty per cent of the plants are West Australian species and the remaining exotics are very, very water friendly. We've used local rocks, like granite and limestone.

"We have created an over-storey and an understorey, so when they mature the trees will shade the exotic plants and all the natives will be able to survive on their own.

"Some of the gardens are mulched with beach sand and shells and are planted with beach plants. Where there are lawns, we have used Sir Walter, a very tough, drought-tolerant buffalo grass.

"Deciduous trees in the courtyards are strategically planted so they provide shade in summer and let in the northern light in winter when they drop their leaves.

"Each property also has a vertical garden, which is a basically a steel frame with succulents growing through it.

"So instead of a water feature we are creating a green wall which doesn't need very much water. It's like a dry water feature."

Mr Beck, who co-developed the site with his father, Neil, said the project had originated by buying three adjoining properties sold by the Main Roads Department.

The properties were amalgamated then retitled into survey strata lots.

Three original homes at the front were gutted and refurbished and have been sold. Five town houses have been built at the back.

Mr Beck, who designed the town houses with his wife, Sharon, said water and energy-efficiency measures had been incorporated into the homes.

"For example, the toilets have low-flush cisterns, so very little water will be used," he said.

"The homes are sited to take advantage of the northern light, with living areas opening to north-side courtyards and there is lots of natural light and cross ventilation."

Mr Beck said the town houses were individually designed, with a variety of layouts and fit-outs.

"They are a mixture of four-bedroom, two-bathroom and three-bedroom, two-bathroom. Some also have a study. Some have two living areas, one upstairs and downstairs, and others have one big living area downstairs. The kitchens are laid out differently.

"There are different floor coverings — timber, cork, wool carpet and ceramic tiles.

"We've tried to do it all as ethically as possible. A lot of the materials used have been recycled and we've used local suppliers and tradespeople as much as possible."

One of the townhouses, 15a Simper Crescent, is for sale at \$649,000-\$699,000. It includes three-bedrooms, two bathrooms and a study.

A downstairs open-plan living area has polished timber floors and opens to back and front courtyards.

The home is being marketed by Caporn Young. For more information contact Brad Glover, on 9335 5977 or 0422 388 885.