



Hitting the right note

Magnificent Cooroy Mountain home by Braeden Constructions takes 2019 Master Builders House of the Year Award

You are not prepared for this. With Mount Cooroy as a backdrop and Mt Tinbeerwah to the north, this quality home by Braeden Constructions appears to be floating in the Noosa hinterland landscape.

The way it interacts with the environment takes you by surprise. Yet it is little wonder that the project has taken out the 2019 Master Builders Sunshine Coast House of the Year.

The challenges for the builder came in understanding the client's vision for this landmark property, and working with the designers to deliver a quality product.

Set on a northerly slope of the 50ha horse and grazing property, the home takes full advantage of the outlook - sweeping views from Mt Cooroora in the west, past Cooran Tablelands to Mt Tinbeerwah.

The welcoming entry area can be opened right up, providing a calming rural view. A central fish pond effectively divides the bedrooms and the main living zone.

This passive separation of living and sleeping areas is an example of how that while being a large house it is still homely

with ease of transition between the different zones.

An appreciation of the landscape is evident, capturing the outstanding sunny, northerly aspect and views. Protection from the cooler south-westerly weather is provided by sheltering in the lee of Cooroy Mountain.

"It's a big house but has a lightness of sitting above the landscape," Braeden Constructions' Mick Devlin said. "It has been designed to let the outside in."

"The corners float. The gutter lines provide a sharp profile that gives it a border, during the day and especially at night. It lights up beautifully."

The house is a suspended slab that cantilevers 3m to give a feel of floating above the land.

It is basically on one level with further garaging, an office and storage beneath it. Cleverly constructed into the slope is a wine cellar so as to maintain an even temperature.

There is an ionised pool and floodlit tennis court as well as dam with cabana and deck.



The bathrooms are stunning, offering forever views from the stand-alone tubs and spacious showers. The main bathroom features a steam room while a mitre jointed stone slab serves as a central wall of the shower.

Centrally located, the beautifully-appointed kitchen is a gathering point for family and friends. The colours and textures of the benches and cabinetry has an organic look to reflect the outdoors.

The functional design features a cocktail cabinet conveniently located to one side, and a walk-in, walk-out butler's pantry leading to a country-sized laundry that in turn connects to the garage.

Designed to embrace sustainability features, the finished product must bring the builder immense satisfaction to see it as such a beautiful home for the client.

"To see it during construction meant continually identifying work that needed finishing," he said. "Yet to see it as a functioning home, that's the reward for all the effort!"



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