

Top Spot Mate. Big - 893 sqm. And Views.



Yes, but is it flat? Almost, mate, its mostly flat with a gentle slope running from south to north.

It has great street frontage, done well a home here would look top line. And there is a second entry available if you want it. Use that and you can tuck the boat or motor home or whatever around the back.

You reckon every section is a top location, so really where is this 'top spot'?

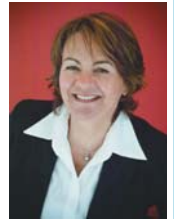
28 Abby Close is off Grace James Drive, nothing wrong with that is there? Specially at \$269,000. Doubt me? Just take a look for yourself.

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Storage Issues

With winter now becoming just a distant memory, the thought of summer is well and truly on our minds. With this comes all the winter hang overs, bits and pieces piled up from winter nights round the fire. We live our lives completely different in different seasons. Winter we have our things close at hand but in summer we want large open spaces.

There is always such a lot to stash away in a living room. For a start, very few modern living areas do not contain some form of audiovisual equipment, even if a home theatre is situated in another room a television is usually present in some form. Then there are books, games, videos, cds, children's toys, musical instruments, school bags, perhaps items used in sewing or craft, magazines, family photos and so on. There are basically two approaches to storage: concealed or displayed. Those who prefer the former will tend toward entertainment units where DVD players, sky decoders etc are hidden behind closed doors, coffee tables that incorporate storage drawers and ottomans with hinged tops that can hide magazines or balls of wool. Those who opt for display will go for lots of open shelving where the spines of hundreds of CDS or DVDs can be seen at a glance. Whatever mode you favour the fact

remains that adequate storage space is essential in a living room. The flexibility of the space relies on its capacity to spill over with the paraphernalia for one kind of pursuit – such as the games, controls and cords of the video – then swallow them up to make way for the next, entirely different activity, such as entertaining a visitor. Even something as simple as the inclusion of a toy box can go a long way toward freeing up the living room and maximizing its potential. Providing a place where dolls, trucks, building blocks and board games can be stashed away means that the room can easily undergo the transformation from crèche and playroom through the daylight hours into a place where adults can seek some restorative peace and quiet at night.

To encourage children to put their toys away, make storage fun. Use different colours boxes or fabric bags that they can easily relate to, fold up, stack up and pack away.

There are so many different storage solutions available that it is often hard to decide exactly what you require. Remember that each item will need to blend in with your current décor.

If you have lovely neutral walls, and a very calming colour scheme, the last thing you want is bright yellow or red storage systems out on display.

If you are lucky enough to have a storage cupboard, call in the expert storage designers. Remember wardrobe designers, I like to call them the space designers, can easily design areas for items while still being able to access them easier without having to completely disassemble the entire cupboard for one CD!!

When designing your ultimate storage area, it's also a good time to go through all those bits and pieces and decide if you really need them all.

Tip of the month: When storing items in boxes, make a list of what's inside and attach it to the front.

E mail me with any queries you have. Happy Sorting!!!