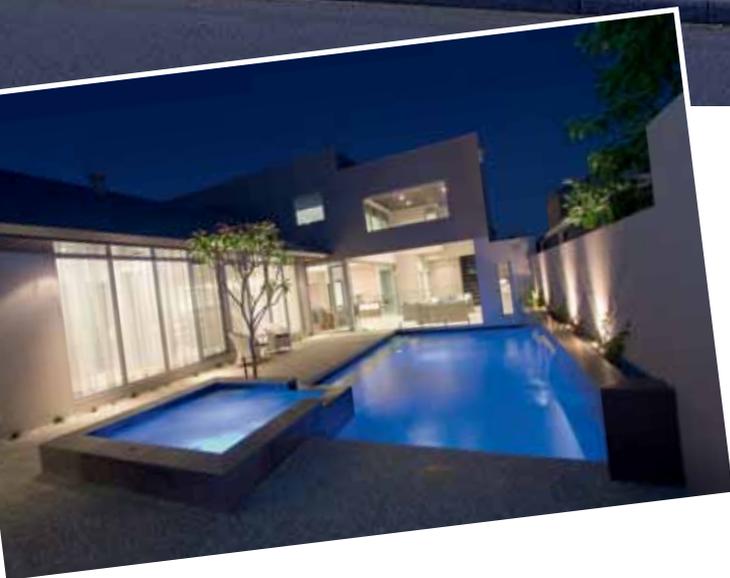




Majestic Modernity



The design incorporated a view of the pool from every main area of the home.

THE TEAM



An Attadale builder and his wife wanted a house that was not only a great entertaining space, but also a liveable, comfortable space for their growing family.

// words rhionagh rowley // images be productions (benjamin gregory)

As Leonardo da Vinci once said, "Simplicity is the ultimate form of sophistication." The same can be said for Viva Development's co-director, Daniel Scafetta's new double-storey home in Attadale.

Sitting on a 922-square-metre block with panoramic city, river and hill views, the house boasts two floors of spacious, warm, yet modern, living.

Daniel and his wife Daniela bought the block four years ago when a 1948 cottage home sat on it. They lived in the mid-century house until they knocked it down to make way for their new family home. Daniel has always lived south of the river. Originally from Spearwood, he's also lived in Beeliar, Melville, Kardinya and now in Attadale, an area in which Daniel can see himself and his family staying for a long time.

The build took two years to complete, including a six-month pre-planning process when designs had to be sent to the council for approval before construction could start.

Daniel and Daniela knew exactly what they wanted, modern contemporary, but with a warm and welcoming feel.

"Being a builder, I like to be kept up to date with all the modern style homes and that's exactly what we were after. We wanted it large enough to accommodate a growing family," said Daniel.

Daniel explained that when he designed the house, he took into account what the elevation was going to look like, as well as the engineering side of things.

"I feel like I've done a good job minimising cost, purely through the design," he said.

The way that the upper floor rests on the bottom floor is simple but



effective. Even though, from the front of the house, there looks like there is quite a lot of hangover and cantilevering along with different brickwork heights and lines, Daniel said the construction was relatively simple.

Daniel wanted to incorporate certain materials into the design and layout process, such as the marine-ply timber lining and feature sandstone on the exterior walls. The polished porcelain tiles sweep through the home giving the floor a luxury-hotel feel.

Luckily, the block faces north and is in a fortuitous position to bathe in the sought-after, winter sun. Daniel acquired a feel for where certain rooms should be placed from living in the original home. The previous house had a patio that faced south and was doused in strong sunlight all year round, something that Daniel was sure to rectify with the new build. The al fresco now sits on the north-east side of the home and not at the back of the home. This purposeful placing was to ensure that the outdoor area didn't receive the full brunt of the sun - especially during the summer months. The design of the al fresco area means that it is able to be utilised at all times of the year.

Being a family home that has two young girls running around, the house works incredibly well in keeping the family unit close together. Daniel designed the bedroom layout so that the girls' bedrooms were in the same area as the master bedroom but still had their own play/study area, so Mum and Dad could keep a watchful eye on them.

The garage was placed on the west side of the house, not only to not interfere with the intersection that sits on the north-east corner of the block, but also to take full advantage of the views.

The best views in the house are situated in the north-east corner of the second-storey balcony, something that Daniel has taken full advantage of by placing an exterior staircase running from the al fresco area downstairs to the second-level deck.

Daniel and Daniela hired Kerry-Anne from Kior Interior Design to help them with interior design choices.

"Kerry-Anne was involved from day one and she was coming around to see us when we were still living in the old house," said Daniel.

Daniel didn't want white everywhere and for the house to look stark and cold, so they opted for a soft-grey colour contrasted by other warm-toned colours. Red is a key feature that is used in main rooms to highlight certain features. Not only did Daniel use a soft-colour palette to bring warmth to his build, but the use of natural materials, such as stone and timber veneers, helped to enhance a homely and cosy feeling.

The large, front, pivot door opens to a spacious foyer with double-height ceilings. The second-floor living room looks down on the entrance area, giving the space a mezzanine-type feel. The quiet and relaxing study, immediately to the left, allows Daniel to work in peace while the family mill around in the living area further on down the house.

Next to the study, is the exciting theatre room with fibre-optic lighting built in to the ceiling giving a feeling of being in a planetarium. The room features a projector and screen with the machine hiding away in a built-in alcove in the ceiling. Further on down the corridor, is a sweet and simple powder room.

The meals and living area is a big open-planned space. It was ▶



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“...modern, contemporary, but with a warm and welcoming feel.”



important to Daniel that the meals and the al fresco area could be opened up into one large area. To do this, Daniel installed bi-fold doors in between the two areas and kept the floor level at the same height. The double-sized room is capable of holding 50 to 60 people comfortably.

The kitchen features an impressive, walk-in cool room and pantry, two ovens, an induction hot plate and a plate warmer.

The three bedrooms on the ground floor are equipped with walk-in wardrobes and en suites. The second floor houses the guest quarters with a kitchenette/bar, living room, bathroom, games room and gymnasium that can also be turned into a fifth bedroom if required. The living area opens out onto a generous, outside balcony space that takes full advantage of the sweeping city, river and hill views.

Following the exterior staircase down to the stunning al fresco area, the crystal-blue pool is obviously the main feature of the home. Daniel made sure that the design incorporated a view of the pool from every main area of the home. The pool is flanked by a stone, water-feature wall on its left and an infinity spa on its right, making it an eye-catching part of the home.

Daniel says that the house is exactly what he and Daniela envisioned and, being in the perfect area, makes it all the more attractive to them.

“We love the area of Attadale. It’s close to the river, Fremantle, Garden City and the Freeway. It’s just such a great central location. The girls only have to walk 100 metres down the road to their school as well,” said Daniel.

Daniel intends to stay in the home for another year or two before beginning the whole process all over again. **BC**

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Viva Developments

You started Viva Developments in 2006 with business partner, Mel Letizia. How did you meet and become friends?

I’ve known Mel for almost 22 years and we’ve been close friends since we played in a band together. I was best man at his wedding, our wives are very good friends and our children have grown up together, so it’s safe to say we’re very close. Mel and I work effortlessly together as we both bring different qualities and skills to the table. As the company’s registered builder, my forte lies in the construction and paperwork side of things, whereas Mel has a passion for design and handles all of our design work, as well as supervises for the company.



How did you decide you wanted to start your own building company?

I’ve been a builder for just over 12 years. Before that, I was a supervisor for other builders, so I’ve been in the construction industry for over 19 years. I’ve worked for other builders doing estimating, scheduling and supervising so I’ve had experience in every possible area of a building company. Knowing this, I felt like it was the right time to start my own business and put all my skills to good use. Mel and I had discussed this on a number of occasions before finally deciding to put our talks into action. Having Mel as a friend and business partner has allowed us to become the successful business that we are today. The company is a very close-knit family affair and that’s the way we want it to stay. My brother-in-law, Andre, is a supervisor and our two wives, Samantha and Daniela, also help out in the business.

How do you see Viva Developments as a building company?

Viva Developments specialises in double-storey, single-storey and multi-development sites anywhere in the \$1 million to \$1.5 million bracket. We can cater from the initial design concept to the stage where we are selecting development sites for clients, right through to the end. We pride ourselves in being able to complete every process of the construction process in-house. As we have over 37 years of combined experience, our personalised service ensures that our clients receive an outstanding finished product.

We deal directly with our clients and offer them a unique, one-on-one service to achieve the best individual home that caters for all their needs. We don’t want to expand as a building company, preferring to stay small and focus on servicing our clients in the best possible way. All the work we get is by word of mouth or referral which to me is the best form of advertising a company could want.

What makes you different from other building companies?

We have a lot of different things to offer to a potential client. They come to us because we have the ability to design the house for them, on the lot that they want. Each property we have built has been absolutely different because everyone’s lots and requirements are different and the reason they come to a smaller builder, like us, is to get that higher level of service. Flexibility is a big thing that you don’t get with many builders these days, and that allows the client to have as much input they want into creating their dream home. They give us the pieces to the puzzle which we in turn put together and make work. We involve the client every step of the way, working as a team, even if it’s something quite small. We want to see the build go the distance once the last tradesman has left the site. Longevity is important to us. We feel that, as a boutique builder, we can offer higher-quality builds, better service and more flexibility, something that the bigger building companies can’t offer.