



Modern Homes Forecast 2026

Trade Handbook

A practical guide to the design trends
shaping modern residential builds.



The James Hardie Modern Homes Forecast 2026 Trade Handbook translates future-facing housing research into practical guidance for builders.

This handbook focuses on what matters most on site, by turning insight into action and design into buildable, market-ready homes. It's designed to help you understand where demand is heading, what homeowners value most, and how to deliver homes that are timeless, beautiful, easier to sell and build, and resilient.

Developed using global and Australian consumer research in partnership with WGSN, the Forecast identifies the most in-demand housing styles, layouts and performance expectations shaping the market right now. This handbook distils those insights into clear, build-ready directions—so you can make confident decisions around design, materials and construction methods that align with what buyers are actively seeking.

This guide is a commercial tool. It helps you:

- Align your housing offer with current and emerging buyer demand
- Reduce risk by designing and building homes that meet performance, regulatory and lifestyle expectations
- Differentiate your product in a competitive market
- Deliver homes that support long-term value, future-proofed design and liveability

The Modern Homes Forecast 2026 identifies four key lifestyle drivers and eight modern home styles that reflect how Australians want to live now and into the future. Each style is supported by practical design guidance that can be adapted across different sites, budgets and build types.

Cover

The Modern Classical house uses Hardie™ Brushed Concrete Cladding on the ground floor and vertical Stria™ Cladding Fine Texture on the upper level to create a distinct curved architectural feature.

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In this report, 'sustainability' is used in two related but distinct ways.

In a regulatory sense, it is used to convey that products or practices have a neutral or positive environmental effect, are less harmful than alternatives or delivers specific environmental benefits.

In a broader design and housing sense, sustainability refers to the long-term environmental, social and economic performance of homes —including durability, energy efficiency, material longevity, adaptability over time, occupant wellbeing and the responsible use of resources across the full life cycle of a building.



The new drivers of change

Cost pressure, climate risk, new regulations and rising customer expectations are reshaping how homes are designed and built. The James Hardie Modern Homes Forecast 2026 uses the STEPIC™ framework to outline the key forces affecting materials, construction methods and performance, helping builders deliver homes that are efficient, resilient and future-ready.

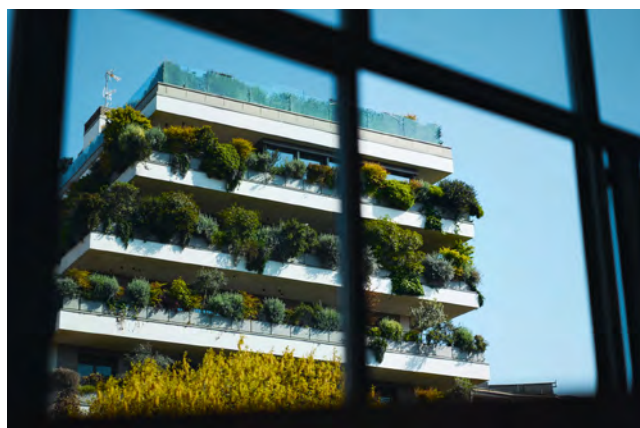
Society

After years of designing for the individual, Australian homes are shifting back towards community. As households become more diverse, homes must be more flexible—supporting connection, adapting to change and delivering long-term value. This shift requires builders to move beyond fixed layouts toward durable, adaptable designs that respond to shared living, mixed use and affordability pressures.



Technology

Technology is now expected to work quietly in the background. Homeowners want smart technology that improves comfort, efficiency and control without adding complexity. As AI shapes how homes are designed and built, the focus is on reliable, easy-to-use systems that reduce running costs, support sustainability and enhance everyday living—delivering long-term value without overwhelming the homeowner.



Environment

Climate change is now a direct factor in how homes are designed and built. Extreme heat, bushfires, flooding and rising energy costs are reshaping expectations and building standards. With requirements like the 7-star energy rating raising the bar, homes must deliver strong thermal performance, efficiency and year-round comfort. Climate-ready design is now essential to reduce energy demand, protect wellbeing and support long-term resilience.

Politics

Housing affordability and access are reshaping how homes are built across Australia. With housing supply lagging demand, pressure is growing to build more homes faster and more efficiently. Homeowners, particularly younger buyers, are driving a shift away from standardised solutions toward adaptable, cost-aware designs that suit different budgets and needs, supported by efficient build methods, flexible layouts and considered materials.



Industry

Rising material costs, labour shortages and tighter margins are reshaping what the housing industry can deliver. Demand is shifting away from size toward homes that deliver long-term value through efficiency, durability and adaptability. Smaller, more affordable homes are driving interest in prefabricated and modular construction, where high-performing design—not scale—sets the benchmark for best practice.

Creativity

Homes are increasingly expected to support emotional wellbeing, creativity and a sense of optimism. Homeowners are increasingly seeking homes with character—spaces that feel personal, uplifting and adaptable in response to economic and environmental pressures. Customisable layouts and thoughtful use of colour, texture and materials allow for self-expression over time, with design that balances performance and personality driving long-term liveability and value.



Lifestyle themes influencing modern home design



Creative Living

Creative Living reflects growing demand for homes that feel personal, expressive and emotionally uplifting. This creates opportunities to introduce flexibility through materials, finishes, facade variation and optional upgrades, allowing homes to feel individual while maintaining efficient, repeatable design systems.

Joyful Maximalism

Bold palettes, patterns and material contrast applied through facades and finishes to create expressive homes.

Sensorial Design

Tactile materials, texture and warmth used to create emotionally uplifting spaces for rest and creative reset.

Rooted Storytelling

Design choices that reflect personal history, cultural heritage and evolving identity through materials and detailing.

The Personal Playground

Flexible spaces encourage creative experimentation, allowing residents to personalise their environment over time.

Evolved Living

Evolved Living reflects a shift toward more intentional homes that prioritise efficiency, comfort and long-term performance, designed to do more with less, adapt to changing needs and deliver everyday wellbeing through smart layouts, durable materials and calm, considered design.

High performance

Durable materials and systems designed to balance longevity, comfort and energy efficiency over the life of the home.

Smart layouts

Purposeful layouts maximise usability, flexibility and flow, supporting evolving lifestyles through more efficient footprints.

Everyday pride

Design that aligns with the needs of residents, instilling quiet pride in how a home looks, feels and functions.

Calm minimalism

Uncluttered, calming environments that support mental clarity, physical renewal and ease of everyday living.





Multigenerational Living

Multigenerational Living responds to changing family structures and affordability pressures, supporting shared living through flexible zoning, inclusive design and adaptable spaces that balance privacy with connection across generations.

Agile Zoning

Multi-use layouts that support independence and togetherness, allowing spaces to adapt as household needs change.

Inclusive Design

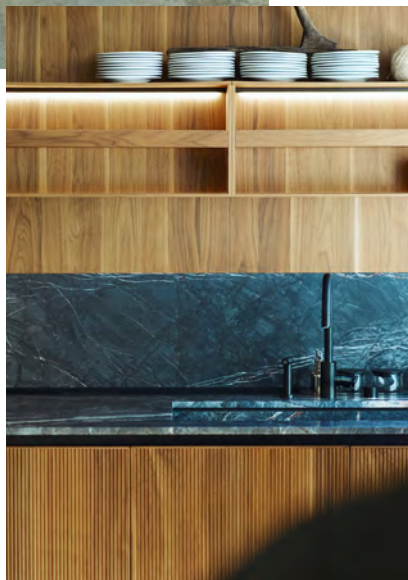
Design features that support mobility, ageing and diverse needs, creating accessible homes for all generations.

Flexible Foundations

Clean, neutral base designs that provide a versatile backdrop for different tastes, lifestyles and life stages.

Considered Comfort

Thoughtful details that support everyday routines, emotional wellbeing and comfort for every generation.



Autonomous Living

Autonomous Living reflects a growing desire for homes that support independence, comfort and calm—using self-sufficient, low-maintenance and intelligent design to reduce stress, improve resilience and restore balance in everyday life.

Resource Smart

Passive design, efficient systems and sustainable materials that optimise energy use and long-term performance.

Intuitive Design

Clear, easy-to-use layouts and systems that reduce friction, simplify routines and minimise decision fatigue.

Effortless Living

Durable materials and considered design that support long-term ease, comfort and low maintenance.

Quiet control

Homes that foster calm and confidence through independence, automation and intuitive performance.



Meet your team of experts

Guided by leading experts across architecture, design, lifestyle and global trends, this handbook provides practical insight into future-focused modern homes.



Neale Whitaker
Interior Design Expert

Neale is a renowned Australian design expert recognised for his thoughtful approach to residential architecture and interior home design.



Justin Logan
Architect/Founder, OBI Office

Justin's residential architecture is recognised for creating connection, wellbeing and a strong relationship between interior and exterior spaces.



Rebecca Caratti
Editor-in-Chief, VOGUE Living

Rebecca leads Vogue Living, recognised globally for its design authority, creative and cultural reach and rigorous curation.



Jenny Li
Trend Specialist, WGSN

Jenny analyses global data and trends shaping design, lifestyle and consumer behaviour and contributes as a researcher and writer for WGSN content.



Matt Leacy
Creative Director, Landart

Through Landart, Matt designs landscapes connecting nature and architecture, creating outdoor spaces that restore and inspire.

Home styles summary

Be inspired by 8 popular, enduring and emerging modern home styles reimagined for 2026.

	Roof line	Floorplan	Windows	Cladding	Landscape
01 Modern Classical	Gable or hipped 25–35° pitch Classical proportions	Symmetrical layouts Formal circulation Balanced rooms	Tall rectangular formats 60–90 mm recess Defined surrounds Archway window	Fibre cement weatherboards & feature panels Hardie™ Gravis™ Panel Subtle moulded details Curve/archway features	Formal gardens Path symmetry Defined lawns & hedges
02 Box Modern	Flat roof or ≤3° fall Parapets; no eaves	Rectilinear volume stack Clear separation of zones Courtyard focus	Large rectangles Flush or 20–50 mm recess Minimal trims	Smooth fibre cement panels or boards Hardie™ Gravis™ Panel Single or dual palette Sharp lines	Hardscape first Courtyard/privacy walls Accent planting only
03 Modern Farmhouse	Gable roofs 25–35° pitch Moderate eaves 450–600 mm	Two pavillions Central living hub Verandah or porch axis Indoor–outdoor flow	Tall/long modules 50–100 mm recess Classic proportions	Fibre cement weatherboards or boards Contrasting trims Natural textures (timber/stone)	Front verandah planting Lawns & garden beds Transitional patios
04 Modern Heritage	Gable or hip 22.5–35° pitch Defined eaves	Formal-to-open progression Hallway-led Zones oriented to street & garden	Vertical emphasis 60–100 mm recess Expressed trims	Fibre cement weatherboards or boards Heritage-inspired profiles Hardie™ Gravis™ Panel base optional	Structured planting Garden paths Porch/entry upgrades
05 Barn	Steep gable 30–45° pitch Exposed rafters considered	Vaulted central living Wings for functions Strong view/cross-ventilation	Tall vertical glazing Feature gable windows 50–80 mm recess	Vertical fibre cement boards or sheets Rustic palettes (earth tones)	Open lawns & gravel Native, open planting Outdoor rooms
06 Mid-Century Modern	Flat or shallow skillion 5–15° fall Overhangs for shade	Open plan & wings Indoor–outdoor continuity Patio connection	Wide horizontal bands 30–60 mm recess Thin frames	Fibre cement panels or boards in rhythm Mixed finishes	Low maintenance turf Planter walls Simple geometry
07 Modern Coastal	Gable or skillion 20–30° pitch Long eaves 600–900mm	Breezy open plan Living to landscape flow Sun-considered orientations	Large sliders 50–90 mm recess Corrosion-resistant frames	Fibre cement weatherboards or boards Hardie™ Gravis™ Panel Light colours Breathable materials	Beach plants Decks/terraces Shade planting
08 Japandi	Low gable or skillion 15–25° pitch Extended eaves for shade	Calm linear plan Sliding connections to outdoors Central courtyard options	Balanced proportions 75–120 mm recess Thin frames	Fibre cement boards with soft tones Hardie™ Gravis™ Panel Minimal joins visible	Minimal gardens Zen spaces, stone paths Planters & greenery

01 Modern Classical

Featuring softer curves and expanding indoor-outdoor flow to create more harmonious spaces that foster both shared connections and personal solace for multigenerational living.

Modern Classical is a reimagining of classic European elegance, balancing timeless architectural symmetry with approachable detailing. It softens grandeur with quiet opulence, while embracing evolved living through functional and flexible layouts suited to multigenerational households. This style also invites creative expression, giving residents the freedom to bring ideas to life and shape their spaces in ways that truly reflect who they are. Sensorial, tactile and playful, its patterns and forms celebrate individuality while honouring enduring design.

Theme insight

Evolved living

Modern Classical delivers enduring value through purposeful simplicity and serene materiality. It balances timeless form with contemporary function, offering homes that feel elevated yet approachable—ready to adapt across life stages.



- 1 The Modern Classical facade uses archways and enclosed thresholds to shape moments of arrival, creating a feeling of compression before opening into more expansive spaces beyond.
- 2 Geometric curves define the cantilevered sections of the upper level, mirrored in the windows and doors to frame views from inside the home to the pool outside.



Grand, approachable & harmonious

Modern Classical weaves graceful curves, minimalist outlines and seamless indoor-outdoor connection.

Subtly curved archways and textured materials bring soft, practical elegance to classical forms. Designs seamlessly connect shared, private and outdoor spaces to support both harmonious multigenerational living. Smooth connections from indoor to outdoor spaces, such as terraces or a pool area, combined with integrated biophilic elements can help to enhance emotional wellbeing. Intentional layouts prioritise movement, ease and enjoyment across all life stages.

A serene palette of muted creams, botanic greens and grounding earth tones establishes a warm, resort-like elegance with enduring appeal. Tactile surfaces create visual depth, while traditional forms such as arches and trims are re-envisioned with calm, contemporary colours. The result is seamless living spaces that foster both shared connections and privacy, allowing different generations to live together comfortably.

Theme insight

Multigenerational Living

Modern Classical blends structured elegance with fluid ease. Its intuitive layouts, softened transitions and integrated outdoor zones foster togetherness while respecting individual rhythms.

Theme insight

Creative Living

This style reinterprets European grandeur with sculptural restraint and biophilic grace. Through gentle curves, botanical accents and tactile finishes, it invites emotional ease and quiet self-expression.

Access the full [Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.

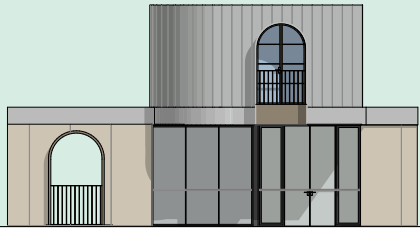
Floorplan

This floorplan home balances timeless elegance with contemporary function. Designed for large or multigenerational families, it uses sculptural curves and rhythmic symmetry to create calm, sun-lit living.



From Justin:

‘This design blends structure and softness—curved forms, timeless symmetry and spaces designed for comfort, longevity and multigenerational life.’



The brief

Site & location context

Nedlands, WA. Large corner block. A house to withstand hot summers and cooling coastal breezes.

Homeowner profile

Large multigenerational family, requiring five bedrooms and separate zones for generations. May be converted for all ability access in the future.

Intended use

Primary family residence

The layout

5 bed | 4 bath | 2 car

This layout blends classical symmetry with modern ease. A separate entry to the self-contained master suite gives the home a graceful dual-wing feel, while wide, stair-free circulation on the ground floor ensures accessibility. The living spaces run parallel to the pool, creating a bright, airy centre to the home and the kitchen's direct connection to outdoor dining reinforces a relaxed, social rhythm. Throughout, arched thresholds and gently rounded transitions introduce a resort-like calm—elegant, welcoming and intuitively functional.

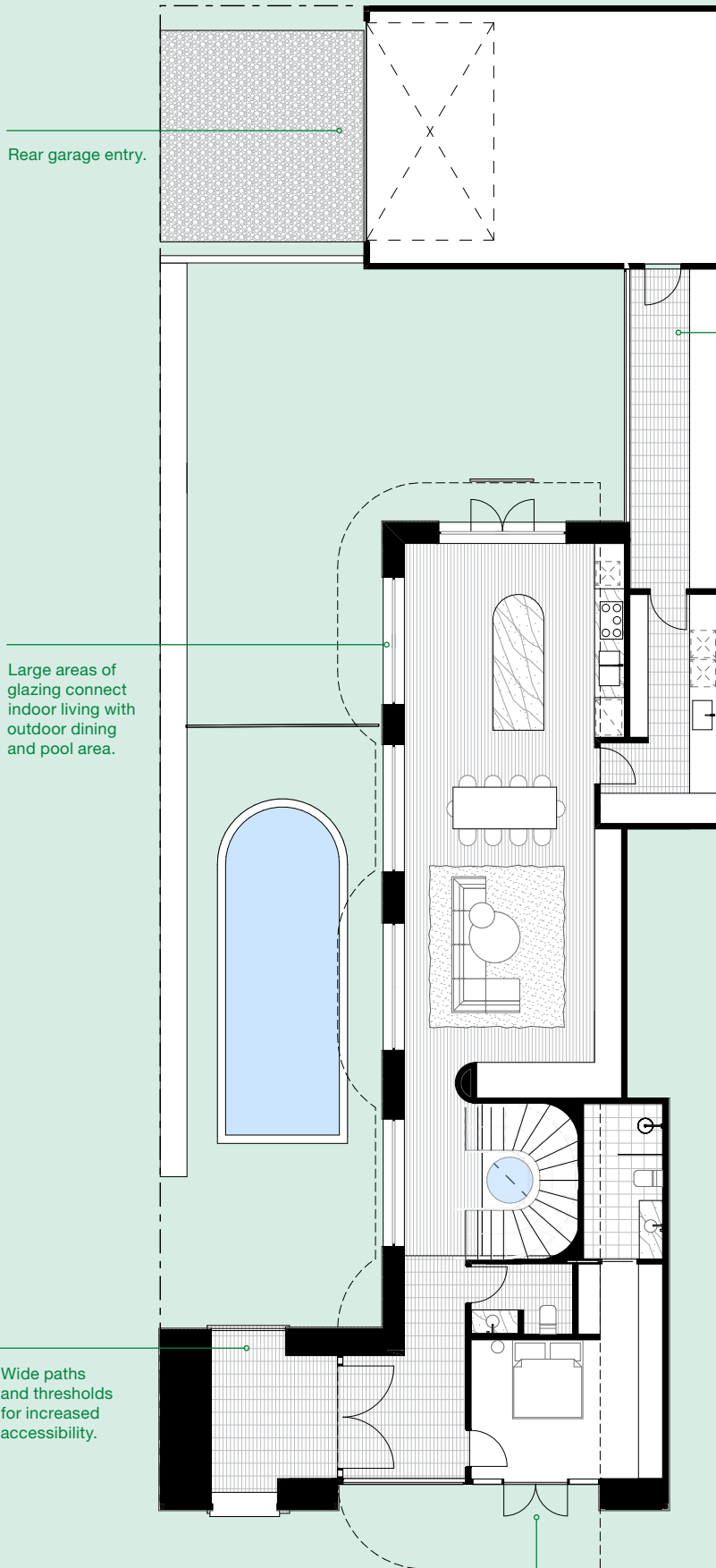
Why it works

This plan is designed for longevity, accessibility and effortless daily flow. The ground-floor master provides privacy and independence for multigenerational living, while the main living zone captures year-round light and a seamless indoor-outdoor experience. Spacious pathways, dual entries and sheltered links enhance movement and inclusivity, and the flexible room configuration ensures the home can evolve over time. Lightweight cladding on the upper level allows for refined cantilevers and soft architectural gestures without unnecessary structural cost.

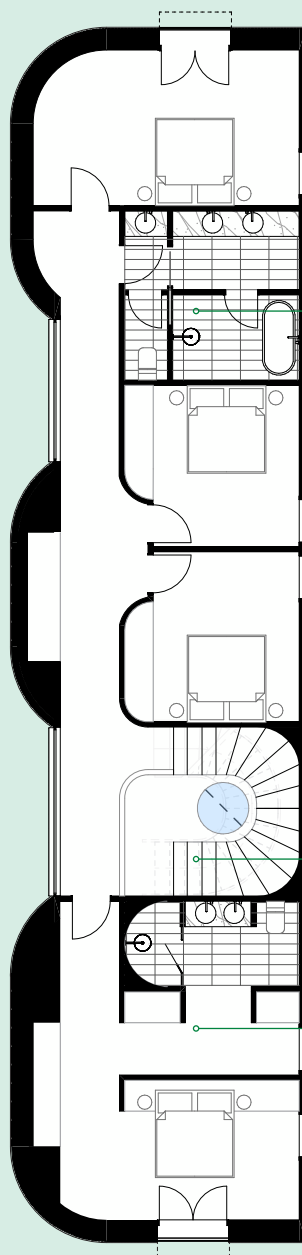
Adaptations

This plan is built to evolve with the household over time. Ground-floor suites can shift from guest accommodation to ageing-in-place retreats, while the upper level offers flexible space for adult children, extended family or future reconfiguration. Curved walls remain an optional gesture for budget control, and the staircase is designed to convert to a lift without major modification. The underlying structure anticipates change, supporting comfort, dignity and a consistent architectural language across generations.

Ground Floor



First Floor



Design features

1—Structured softness

A balance of straight-edged facades and soft curves creates a refined silhouette. Flat roofs and boxed forms are softened by arched openings and rounded transitions, blending classical elegance with modern restraint.

2—Neutral colours

A palette of muted creams, botanic greens and grounding earth tones creates a warm, resort-like atmosphere. Two-tone schemes enhance the calm, timeless appeal.

3—Contemporary archways

Curved doorways and arched windows in black steel add sculptural interest to textured exterior walls. These elements reimagine classical forms with a minimalist, contemporary edge.

Construction considerations

1—Curved parapet flashings

Curved parapet flashings cap the curved facade. Typically sourced through local roofing suppliers and site connected to straight parapet sections for a continuous finish, and maintain a watertight parapet wall.

2—Architectural curved facade

For architectural curved facades, refer to the Curved Wall Supplement. This guide showcases multiple cladding systems capable of delivering broad curved facade outcomes. Batten spacings, fixing detailing and sealing methods are clearly articulated to ensure a beautiful and resilient solution.

[Curved Wall Technical Supplement](#)

3—Aluminium window hoods

Aluminium window hoods are available from leading Australian manufacturers. Refer to manufacturer installation details to coordinate archway fixings with the cladding design. Creating space for hood flanges and structural fixings may necessitate cavity construction if the flange is to tuck behind the cladding.

4—Infill cladding to accentuate archways

Infill cladding above and below archways enhances the visual impact of the opening. Where a rectangular window is used, an arched infill panel can bridge the archway and window. Best results are achieved when infills are painted to match the window frame or arch detail. Many products including Hardie™ Fine Texture Cladding, Hardie™ Brushed Concrete or Easylap™ are simple solutions for this application.

[External Cladding Solutions](#)

5—Flush-set eaves

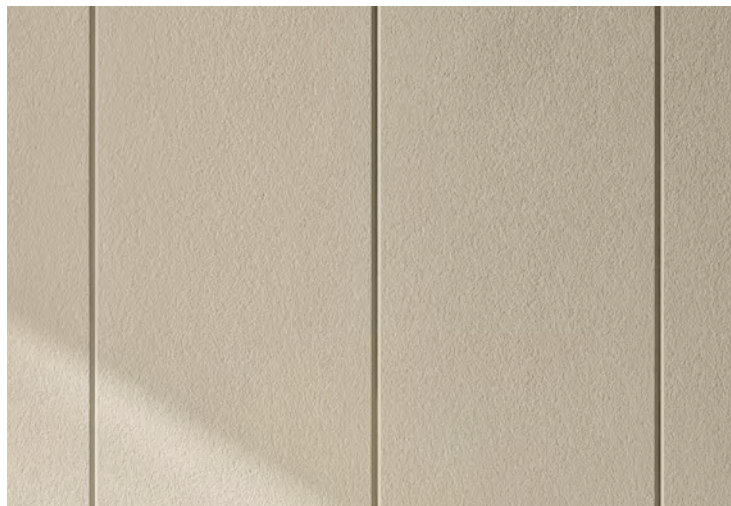
Flush-set eaves are best achieved using Villaboard™ Lining. Refer to the James Hardie Eaves & Soffits Technical Specification for installation requirements.

[Technical Specification Eaves and Soffits](#)



Cladding solutions

Modern Classical supports layered cladding treatments to create elegant, textured facades with refined vertical precision.



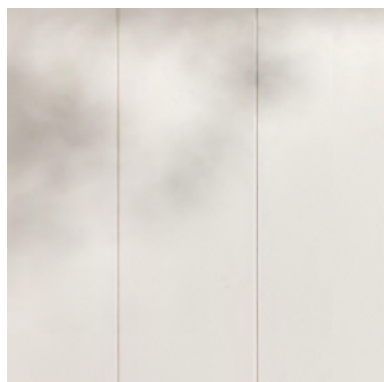
Stria™ Cladding Fine Texture

Stria™ Cladding Fine Texture brings a refined, rendered look with subtle v-shaped grooves, perfect for creating softly layered facades. Its tactile finish complements Modern Classical's structured softness and adds quiet depth to both straight-edged and curved forms.



Hardie™ Brushed Concrete Cladding

Hardie™ Brushed Concrete Cladding introduces soft, organic texture to Modern Classical homes. Ideal for ground floor applications, the brushed concrete finish adds quiet depth, complementing curved forms and grounding the home in understated elegance.



Axon™ Cladding 400mm Smooth

The wide 400mm groove spacing of Axon™ Cladding Smooth 400mm delivers a vertical line detail that adds height and architectural sophistication to any part of the home. Its clean, contemporary aesthetic complements Modern Classical style.



NEW Hardie™ Gravis™ Panel (AAC)

Hardie™ Gravis™ Panel pairs seamlessly with Hardie™ fibre cement cladding to support modern mixed-material designs, offering energy efficiency, design versatility and curved applications.

Shown in Dulux Acratex® Contempo Advance® Coarse.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.

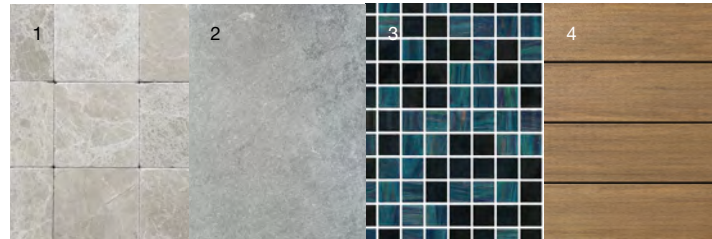
Materials & textures

A palette of creamy whites and greens, layered with deep bark and soft pink, creates an organic yet expressive base. Raw, clay-like walls, warm timber textures and bold green tiles add depth and sensory richness.



From Rebecca:

‘Modern Classical materials work best when refined textures meet warmth—layer stone, timber and fluted finishes thoughtfully to soften symmetry, creating interiors that feel elevated, welcoming and quietly luxurious.’



Exterior

- 1 [Papillion tumbled cobblestones](#), **RMS Traders**
- 2 [London Grey Brushed Limestone Pavers](#), **RMS Traders**
- 3 [Peacock Pearl Blend Pool Tile](#), **Glass Mosaic**, **The Pool Tile Company**
- 4 [PVC Decking](#), [Vintage Collection®](#), [Weathered Teak](#), **TimberTech®**



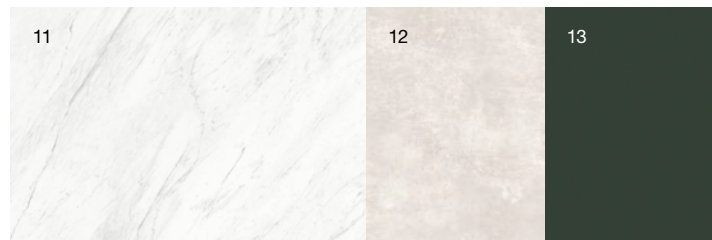
Flooring

- 5 Natural Stone Rocca Bianca Tile, **Artedomus**
- 6 Polarity Terrazzo Tile, **Fibonacci**
- 7 Como French Chateau Floorboards, **Kustom Timber**



Windows / Walls

- 8 Brushed Bronze window trim
- 9 French Green Interior Wall Paint, **Porter's Paints**
- 10 Flannel Flower Interior Wall Paint, **Bauwerk Colour**



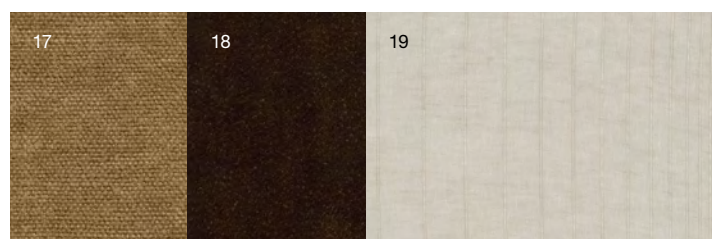
Cabinetry

- 11 Maximum Michelangelo Benchtop, **Artedomus**
- 12 Fiandre Urban White Porcelain Benchtop, **Artedomus**
- 13 Laminex Otway, **Flint**, **Laminex**



Tiles

- 14 Artessarae Elba Flute, **Artedomus**
- 15 [Noosa Semi Gloss Zellige](#), **Bone**, **Tilecloud**
- 16 [Sydney Matte White Stone Look Tile](#), **Tilecloud**



Textiles

- 17 Wappo Linen Curtain, **James Dunlop Textiles**
- 18 Linia Theodora Upholstery, **Warwick**
- 19 Cobbybob organic Linen, **James Dunlop Textiles**

02 Box Modern

Modular layouts and adaptable frameworks support evolving routines and multigenerational living. Box Modern now prioritises flexibility, functional simplicity and a blank canvas for creativity, with minimalist surfaces and agile design inviting experimentation and play.

Box Modern is a bold, purposeful style that celebrates creative ingenuity, design flexibility and personal expression. It transforms simple cubic volumes into distinctive homes through smart layouts, purposeful materials and pops of colour. Clean architectural lines maximise flexibility, with open-plan spaces that support evolving routines and room functions. The design also offers the freedom to bring the homeowner's ideas to life, shaping spaces that truly reflect who they are and how they want to live.

Theme insight

Creative Living

Box Modern offers a minimalist canvas for experimentation, where modular forms and crisp lines become tools for imaginative living and evolving personal style. Pops of colour and tactile finishes turn the home into a creative playground.

Theme insight

Evolved Living

Box Modern focuses on agile spatial design and streamlined surfaces that adapt to changing routines, offering practical comfort without excess.





- 1 The full facade of this Box Modern home features bold, stacked volumes, asymmetrical windows and light planting between the driveways that softens and divides the horizontal lines of the frontage.
- 2 At the rear, the upper level extends slightly beyond the lower, hinting at layered geometry while keeping the alfresco and dining spaces open and light.

Dynamic, bold & purposeful

A home designed for imagination—a flexible canvas where personal stories, bold ideas and everyday creativity naturally take shape.

Functional simplicity is at the heart of Box Modern. Pragmatic and restrained forms allow personality to stand out without visual clutter. A base of clean whites and cool neutrals provides a flexible backdrop for personal touches and seasonal updates. This minimalist canvas is punctuated by contrasting pops of colour ranging from brilliant reds to yellows and blues. Surfaces combine smooth render and matte finishes, balancing structural precision with softness and delight.

Box Modern offers a flexible foundation for self-expression. It is a blank slate where clean lines and adaptable structures meet bursts of colour, modularity and personality. Minimalist architecture becomes a personalised statement, layering in creativity and joy as life evolves.

Theme insight

Multigenerational Living

Modular zoning and vertical stacking create distinct living areas, balancing autonomy and togetherness in multigenerational households. Upstairs-downstairs living, private retreats and open-plan communal areas allow families to co-exist comfortably.

Access the full [Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.

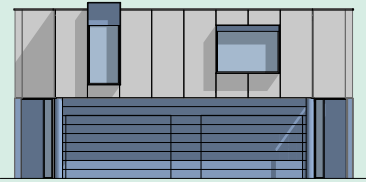
Floorplan

The Box Modern home is perfect for compact blocks and flexible, multigenerational living. Stacked, rotated volumes create expressive simplicity in an efficient, considered floorplan for families seeking adaptability and ease.



From Justin:

'Box Modern thrives on purposeful simplicity and is ruthless in efficiency of space—bold volumes, clean lines and flexible spaces that evolve effortlessly with the people who live in them.'



The brief

Site & location context

Sydney, NSW. Inner suburban block, temperate, sun-exposed climate.

Homeowner profile

Established couple with adult children.

Intended use

Multigenerational dual-occupancy—parents downsizing from family home helping children enter the market through shared ownership.

The layout

3–4 bed | 3 bath | 1 car per home

Box Modern layouts are highly efficient, maximising compact footprints while remaining flexible for changing needs. In this floorplan, two dwellings are exact mirrors of one another. Entry flows naturally from the garage or street into the open kitchen / dining / living area, with a double-height dining void. Rear-facing living areas extend effortlessly to the outdoors, while smart storage keeps every space purposeful. Upstairs, the master suite overlooks the garden, with secondary bedrooms and rumpus arranged for adaptable zoning.

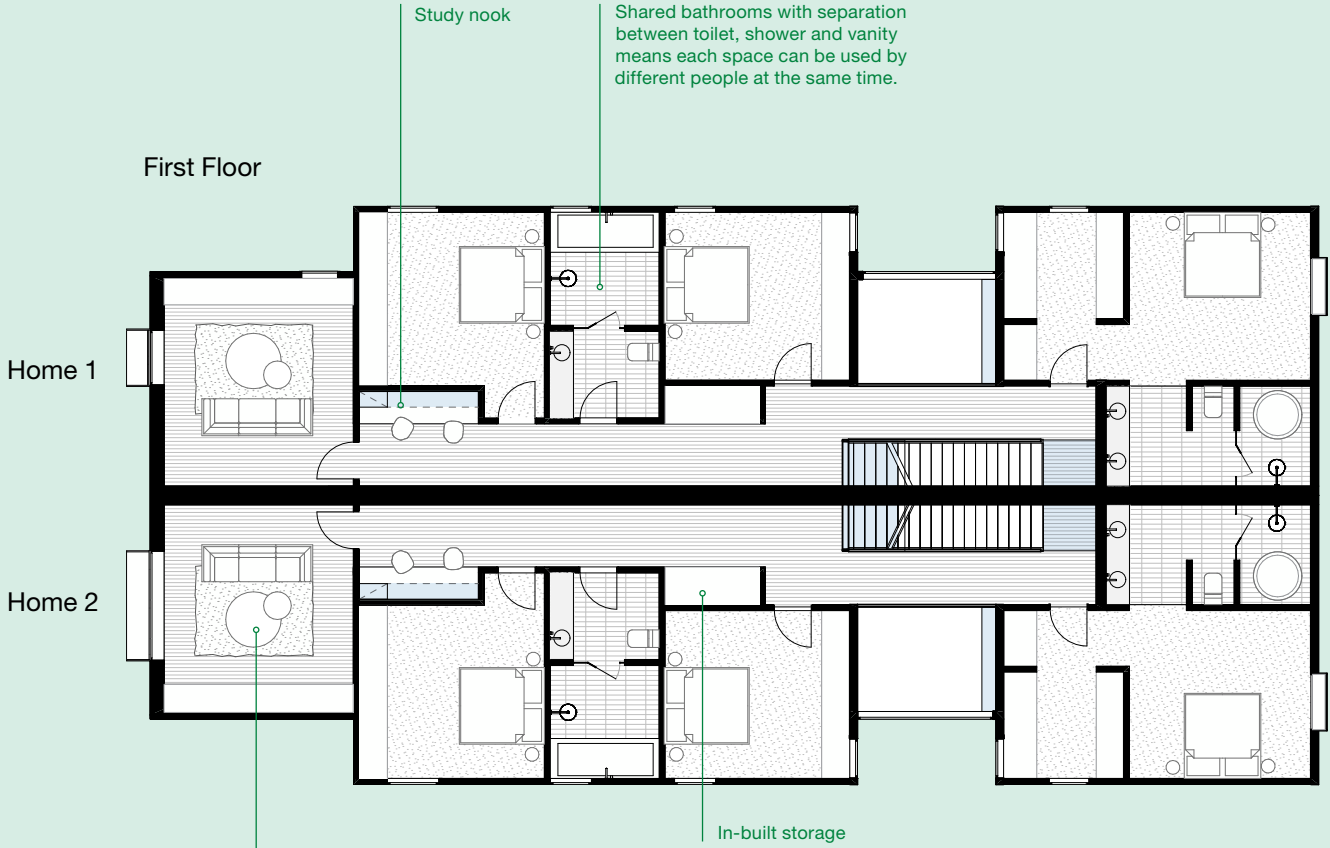
Why it works

Every space is efficient, intuitive and connected. Expansive glazing and voids enhance light and openness. Clean lines and storage-led planning create a calm, minimalist canvas that allows spaces to adapt and personal style to evolve.

Every square metre is optimised, with storage and service walls organising circulation, reducing clutter and simplifying interiors. Designed for urban blocks, the layout balances flow, efficiency and long-term comfort.

Adaptations

Box Modern's modularity supports multiple future scenarios: flexible zones shift easily as families evolve, the rumpus can become a home office or extra bedroom or the two dwellings can operate as one. Colourways can be customised without disrupting the architectural intent. Cabinetry, outdoor kitchens and interior layouts can reconfigure around service walls easily.



Study nook

Shared bathrooms with separation between toilet, shower and vanity means each space can be used by different people at the same time.

First Floor

Home 1

Home 2

In-built storage

A rumpus can easily transform to a home office or 4th / guest bedroom as needed.

A double height void helps with separating bedrooms and pulling light into the dining area below.

Ground Floor

Home 1

Home 2

Entry from the garage is perfect for everyday convenience and a recessed entry, hidden from street view enhances privacy, reduces street noise and creates a more intimate, welcoming arrival.

Achieving a strong connection with outdoor areas through large windows and sliding doors that expand entertaining areas.

Design features

1—Flat Roofline

Hidden flat roofs with parapet walls and sharp, well-defined edges create a strong outline and reinforce the style's modular, cubic character.

2—Cubic volumes

Stacked boxes, offset angles and boxed-in eaves create flexible zoning and a strong, uniform box effect with oversized windows for light and connection.

3—Defined exterior

Vertical or horizontal cladding or expressed panels create crisp lines to define the box shapes. Touches of other materials like timber or concrete add a distinctive material contrast.

Construction considerations

1—Feature parapet lip

A refined parapet lip adds depth and definition to the roofline. This detail can be achieved using custom fabricated aluminium parapet hoods or lips from local manufacturers.

2—Aluminium window hoods

Aluminium window hoods introduce strong horizontal articulation to the facade. Available from leading Australian manufacturers, hoods should be detailed in line with installation guides to ensure frame fixings are coordinated with the cladding design. Note the use of colour matched infill panels, such as EasyLap™ Panel, above and below the window to enhance the architectural intent.

[EasyLap™ Panel Installation Guide](#)

3—Textured paneling

Subtle facade texture is achieved using Hardie™ Fine Texture Cladding or Hardie™ Brushed Concrete Cladding. Installed with stainless steel brad nails, fixings become visually recessive, creating a finish that is refined and intentional—delivering impact without visual complexity. Additionally, Hardie™ Gravis™ Panel is also suitable for the ground floor.

[Hardie™ Brushed Concrete Cladding Installation Guide](#)

[Hardie™ Gravis™ Panel Installation Guide](#)

4—Bulky window picture framing

Hardie™ Axent™ Trim 38×89 delivers bold window articulation across modern and traditional facades. When paired with infill panels, Hardie™ Axent™ Trim defines the macro geometry of the facade while remaining within standard construction practice.

[Hardie™ Axent™ Trim Installation Guide](#)

5—Flush-set eaves

An expressed joint soffit reinforces the clean geometry of contemporary Box Modern design. Versilux™ Lining creates crisp, articulated soffit joints that complement strong architectural forms.

[Technical Specification Eaves and Soffits](#)



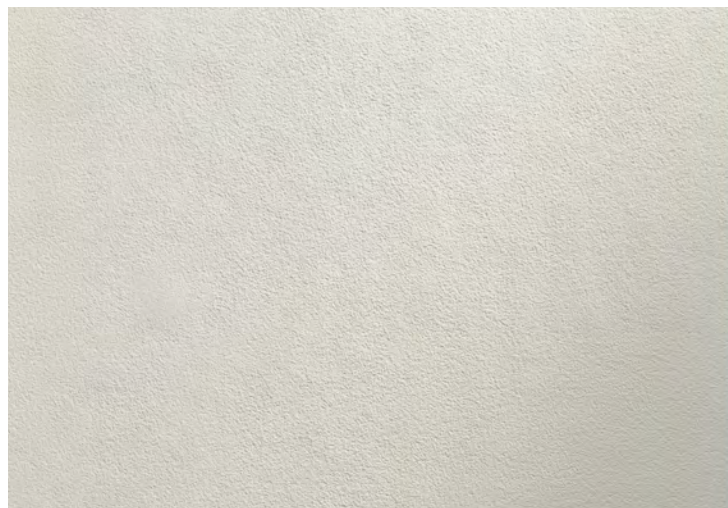
Cladding solutions

Box Modern cladding solutions emphasise crisp geometry and modular expression, combining panelised systems and fine textures to reinforce cubic forms while supporting bold accents and adaptable detailing.



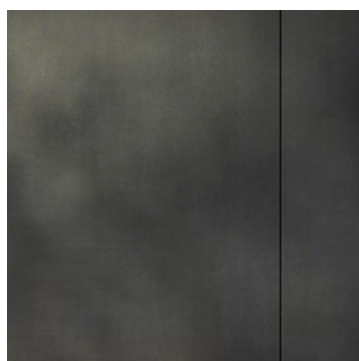
Stria™ Cladding Fine Texture

Stria™ Cladding Fine Texture is ideal for ground floor applications, delivering a robust, modern render look with sharp grooves. Install vertically or horizontally for impressive, monolithic walls that highlight the geometric forms and tactile, minimalist aesthetic of Box Modern style.



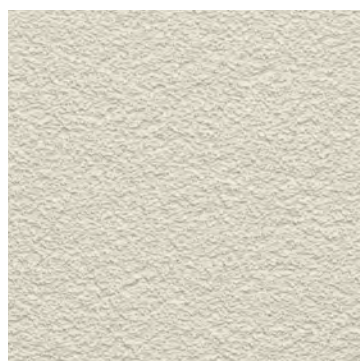
Hardie™ Fine Texture Cladding

Hardie™ Fine Texture Cladding offers a consistent, sand-like render finish that diffuses light for a calming, matte look. Its subtle texture puts focus on Box Modern's crisp lines and strong cubic shapes. Whether used on exterior facades or interior walls, it balances structural precision with a tactile, light-diffusing surface.



Matrix™ Cladding

Matrix™ Cladding is ideal for Box Modern's modular aesthetic, with its expressed joint detailing reinforcing the stacked-box geometry. Its panelised format supports design flexibility and visual contrast, aligning with the style's creative expression.



NEW Hardie™ Gravis™ Panel (AAC)

Hardie™ Gravis™ Panel pairs seamlessly with Hardie™ fibre cement cladding to support modern mixed-material designs, offering energy efficiency, design versatility and curved applications.

Shown in Dulux Acratex® Coventry® Coarse Steel Trowel Applied.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.

Materials & textures

A restrained materials palette pairs polished concrete, porcelain surfaces and fine textures with natural timber and stone. Matte finishes and subtle relief introduce tactile contrast, creating a confident yet adaptable base.



From Rebecca:

‘Box Modern works best when materials are kept simple and precise. Pair smooth surfaces with tactile elements like timber or concrete, allowing contrast, proportion and restraint to create quiet luxury.’



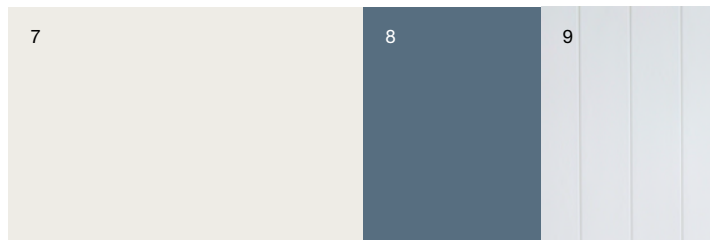
Exterior

- 1 [Bordeaux Bluestone Cobblestones](#), **RMS Traders**
- 2 [Luna Wavy 23mm Mosaic Tile](#), **The Pool Tile Company**
- 3 [PVC Decking, Vintage Collection](#), **Weathered Teak**, **TimberTech®**



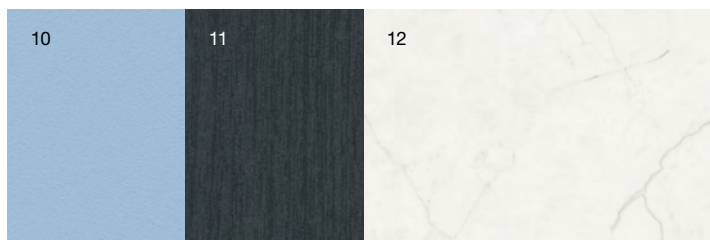
Flooring

- 4 [Linen Floorboards](#), Royal Oak Flooring
- 5 [Bistre Floorboards](#), Tongue & Groove
- 6 [Polished Concrete](#), Architectural Grey, Geostone



Windows / Walls

- 7 [Dulux Natural White Interior Paint](#), Dulux
- 8 [Dulux Oceanic Interior Paint](#), Dulux
- 9 [Hardie™ Groove Lining](#), **James Hardie**



Cabinetry

- 10 [Laminex Just Blue](#), Laminex
- 11 [Laminex Terril AbsoluteGrain](#), Laminex
- 12 [504 Lumena Porcelain Benchtop](#), Caesarstone



Tiles

- 13 [Newport Matte Square & Subway Pattern Tile](#), **Tilecloud**
- 14 [Artesan Olympia Stone Tile](#), Artedomus
- 15 [Tavalera Handmade Tile, White, Ocean & Merchant](#)



Textiles

- 16 [Foundation M702 Upholstery](#), James Dunlop Textiles
- 17 [Quadrata Curtain](#), James Dunlop Textiles
- 18 [Pahi Upholstery](#), James Dunlop Textiles

03 Modern Farmhouse

Multiple connected spaces create privacy and independence for everyone, while simple, refined forms keep the home efficient and easy to live in. The Modern Farmhouse blends traditional charm with smart, contemporary features that make shared living feel comfortable, flexible and beautifully balanced.

Modern Farmhouse is a hybrid style that balances rustic familiarity with resilient design, offering a model for shared, independent living. Multiple generations and diverse purposes converge in a home that is both grounded in charm and independence. This look celebrates a grounded yet contemporary take on the farmhouse, where warm rusticity is balanced with purposeful calm. Natural light, earthen tones and textural surfaces invite connection—both with nature and with each other—bringing rural charm into the present with updated intention. It's a design that fosters joy, emotional and creative fulfilment, offering fluid, expressive spaces that adapt to modern life while feeling timeless.

- 1 Iconic dual pavilions, characteristic of Modern Farmhouse architecture, are joined by a breezeway in contrasting cladding style to define the forms, while stone and timber accents bring natural warmth.
- 2 The central alfresco dining sits between pavilions at the rear of the home, lined with contrast cladding and accented by brushed brass trim and planting that integrates the home seamlessly into the landscape.





Resilient, grounded & nurturing

Open, pavilion-style layouts typically all on one single level offer ease and accessibility and support natural ventilation and flow between communal and private spaces.

Durable materials and thoughtful details help ensure lasting performance and ease of care, making the home resource-smart and resilient.

Grounded hues of biscuit reds, deep greens and weathered taupe define a natural, rural vernacular. Textures and chunky forms convey simplicity and craftsmanship. Warm wood and soft surfaces balance calm with raw functionality, while expressive edges and grain-rich details celebrate enduring imperfection and the home's surrounding nature. The result is a farmhouse that feels both timeless and modern.

Theme insight

Multigenerational Living

Rural charm is reimagined with separate dwellings and shared verandas, fostering independence and connection under one roof. The design balances connection and autonomy, allowing everyone to share resources while maintaining independence and privacy.

Theme insight

Evolved Living

Modern Farmhouse grounds resilience in rural-inspired layouts and robust materials, delivering comfort and resource-smart living across generations.

Access the full [Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.

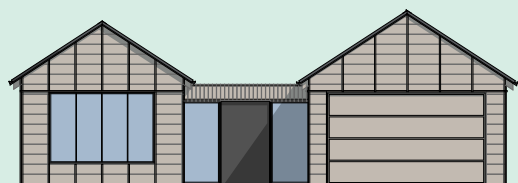
Floorplan

This plan blends retreat living with weekday practicality. Designed for professionals and families seeking connection to nature, space and flexibility, it's the perfectly refined yet welcoming, rural-inspired home.



From Justin:

'Modern Farmhouse living is all about warmth and ease—familiar gables, honest, handcrafted materials and intimate, connected spaces.'



The brief

Site & location context

Stirling, SA. Slightly wide and shallow block (~50–100m frontage) on the fringe of the Adelaide Hills. Cool, temperate climate.

Homeowner profile

Senior professionals with family and flexibility to commute and work remotely, wanting retreat living.

Intended use

Holiday / retirement residence with room for guests.

The layout

4 bed | 3 bath | 2 car

A distinct characteristic of the Modern Farmhouse layout is organisation of two pavilions linked by a breezeway. The clear central axis guides movement from the entry through to the courtyard and alfresco spaces to the rear garden, while the right-hand wing unites kitchen, living and dining areas for seamless daily use. Bedrooms are privately positioned in the left wing, with a secondary living zone providing flexibility for family life. A mudroom and multifunction rooms support evolving routines.

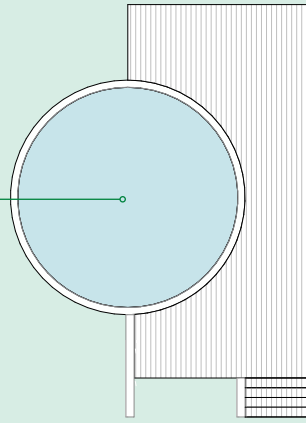
Why it works

The plan balances privacy, connectivity and adaptability, creating a home that responds to both family life and entertaining. The breezeway and central axis support intuitive circulation, while the pavilion-style wings and H-shaped footprint allow for varied indoor-outdoor experiences, natural light and airflow. Flexible zones, multifunction spaces and practical service areas ensure the home can evolve over time, supporting everyday routines as well as seasonal and social use. In elevation, expressive gables and rooflines give the house a distinctive farmhouse character while maintaining a sense of calm, airy and highly livable interiors.

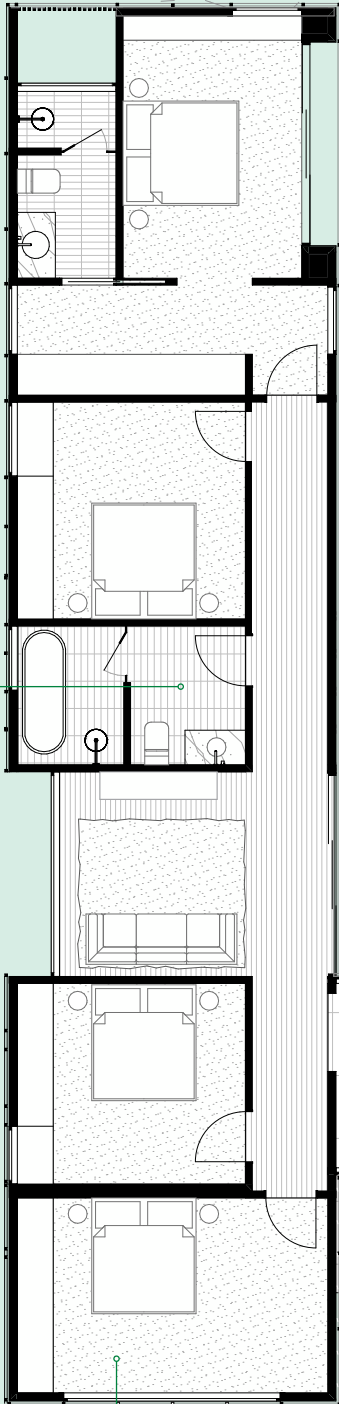
Adaptations

The layout readily supports multigenerational living, working from home or accommodating visiting family. Bedrooms can convert to studies, bunk rooms or guest suites, and private zones can be subtly separated when required. On smaller blocks, the H-shaped can compress while retaining the signature gable identity. Additional pavilions or offset wings can be added as life changes, ensuring long-term adaptability without losing the home's Modern Farmhouse character.

Above ground plunge pool and raised deck.



Shared bathrooms with separation between toilet, shower and vanity mean each space can be used by different people at the same time.



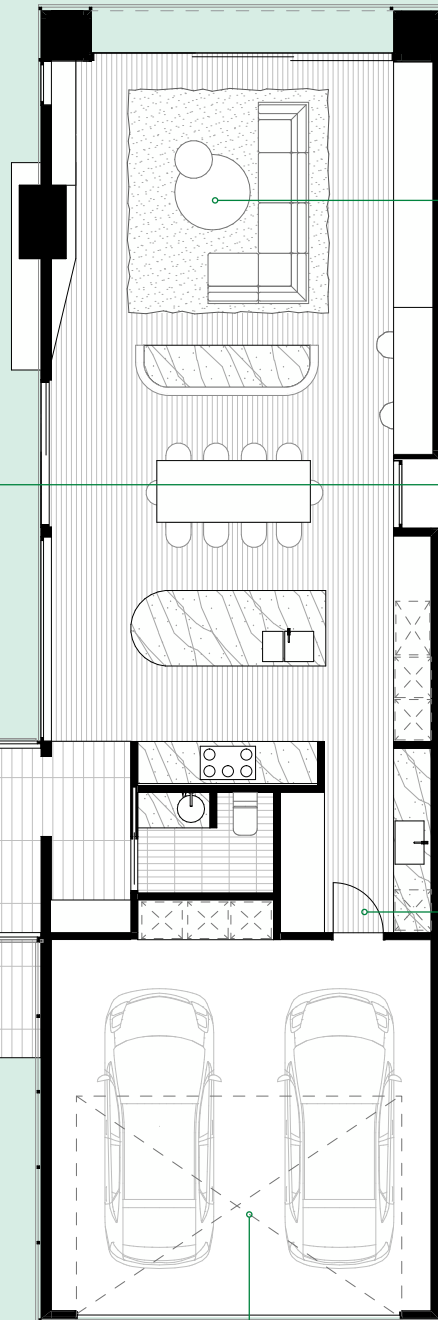
Pavilion 1 containing private spaces—bedrooms and second living or home office.

Central axis flowing from entry to courtyard, alfresco area and garden.

Open-plan living between kitchen, dining and living areas, with a study nook and a view to the garden creates a well-connected hub of the home.

An alfresco area nestled between the two pavilions creates an outdoor experience protected from the elements.

Entering from the garage via a mini mudroom and laundry area, through to the butler's pantry means convenience for unloading school bags and groceries.



Pavilion 2 containing garage and public spaces—kitchen, dining and living area.

Design features

1—Pavilion roofline

Multiple, interconnecting pavilions with A-shaped, hipped or gable roofs create open, airy layouts and covered verandas. These expressive rooflines evoke a sense of rural tradition and often feature large eaves which creates a distinctive 'farmhouse' look.

2—Contrasting materials

Natural-look materials on the exterior such as vertical-joint cladding are contrasted with black or metallic accents such as window frames or light fittings, which add definition. It can also feature board and batten cladding for a perfect balance of old and new.

Construction considerations

1—Stoneclad chimney

A stoneclad chimney delivers a strong, authentic farmhouse focal point. Where lightweight framing is used, select light feature stone or tiling under 50kg/m² adhered to a suitable substrate such as EasyLap™ Panel. Suitable for applications up to 6m above ground.

[EasyLap™ Panel External Tiling Application Guide](#)
[Heat Shielding around Wood Fire Heaters](#)

2—Shallow Fascia

A shallow fascia detail reinforces clean rooflines and refined proportions. Ensure wall wrap and cladding are neatly tucked beneath the fascia to prevent moisture ingress. Fixing and sealing to trims is best achieved using an external grade polyurethane sealant.

3—Deep window recess

A deep window recess creates a bold, shadow rich feature opening. Framing depth should be planned early, with corners fully wrapped and flashed. Where cladding continues above the opening, incorporate a drainage flashing between the cladding and eave lining.

[External Cladding Solutions](#)

4—Vertical batten layout

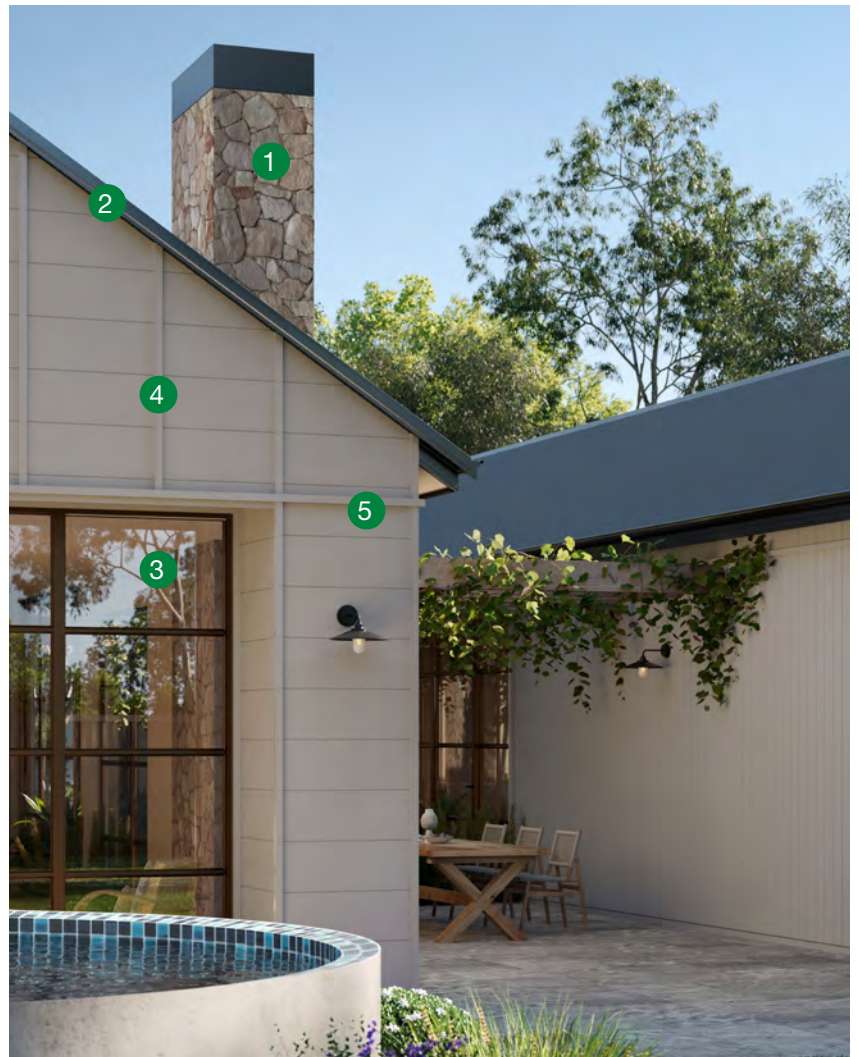
Successful facades are resolved at the design stage. Even batten spacing aligned with window framing, corners, and structural members ensures consistent visual rhythm and reliable fixing.

[Hardie™ Axent™ Trim Installation Guide](#)

5—Horizontal batten layout

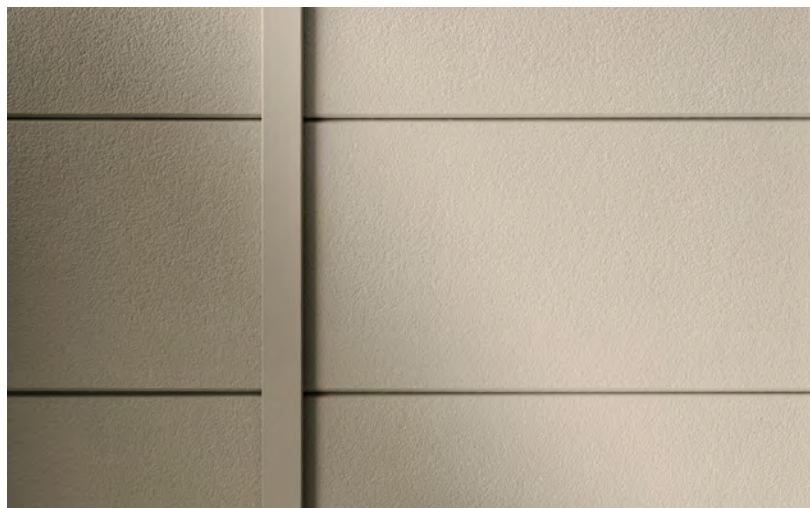
Horizontal feature battens strongly define building geometry. As water catching elements, durability is critical. Use Hardie™ Axent™ Trim which is moisture resistant to ensure the feature resists rot, warping, and long term deterioration.

[Hardie™ Axent™ Trim Installation Guide](#)



Cladding solutions

Modern Farmhouse layering pairs classic board-and-batten with contemporary cladding, creating grounded facades that honour rural character and support resilient performance.



Hardie™ Axent™ Trim

Hardie™ Axent™ Trim is the perfect batten for board and batten cladding. For a fresh take on this traditional look, pair Hardie™ Axent™ Trim with Stria™ Cladding Fine Texture installed horizontally. This combination creates a dynamic contrast between strong vertical battens and horizontal grooves. The result is a visually layered exterior highlighting Modern Farmhouse's balance of tradition and contemporary simplicity.

Stria™ Cladding Fine Texture

Stria™ Cladding Fine Texture is ideal for horizontal board and batten applications, delivering a robust, modern render look with deep grooves. Its wide format and embedded texture evoke classic farmhouse charm while standing up to the harsh Australian conditions.

Axon™ Cladding 133mm Smooth

Axon™ Cladding 133mm Smooth offers a modern take on vertical-joint timber, bringing rhythm and height to Modern Farmhouse walls. Its smooth surface and durable Hardie™ fibre cement composition help maintain a fresh look.



Hardie™ Oblique™ Cladding

Hardie™ Oblique™ Cladding in 200mm and 300mm profiles introduce bold rhythm to Modern Farmhouse facades. Its wide grooves and standing-seam look create expressive vertical lines that sharpen rustic forms while retaining rural character. Installed horizontally or vertically, the contrasting widths deliver depth and scale.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.

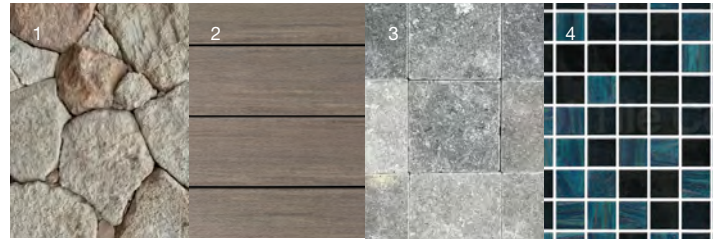
Materials & textures

A grounded palette of warm whites, soft stone and pale oak, with muted greens, creates a calm, resilient base. Subtle texture and natural finishes add depth while maintaining Modern Farmhouse's understated character.



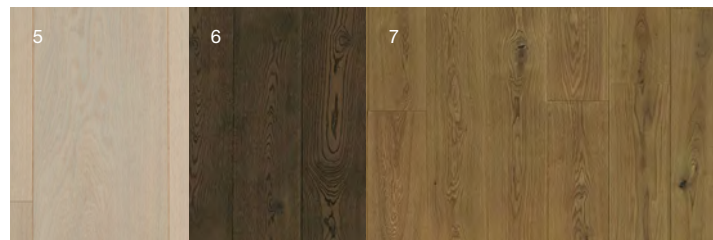
From Rebecca:

'Modern Farmhouse at its most elevated is about considered curation—layering chalky neutrals, honed stone and timber grains so texture, proportion and light create refinement without losing the warmth of rural tradition.'



Exterior

- 1 [Ammos Stone Wall Cladding](#), **RMS Traders**
- 2 [PVC Decking, Vintage Collection®](#), [Coastline](#), **TimberTech®**
- 3 [London Grey Cobblestone Limestone](#), **RMS Traders**
- 4 [Peacock Pearl Blend Pool Tile](#), [Glass Mosaic](#), **The Pool Tile Company**



Flooring

- 5 Alta Engineered Floorboards, Kustom Timber
- 6 Penza Natural Oak Floorboards, Tongue & Groove
- 7 Chamoisee Natural Oak Floorboards, Tongue & Groove



Windows / Walls

- 8 Brushed Brass Window Frames
- 9 Deep Forest Green Interior Paint, Porter's Paints
- 10 Plaster of Paris Interior Paint, Porter's Paints
- 11 Axon Cladding, Interior, James Hardie



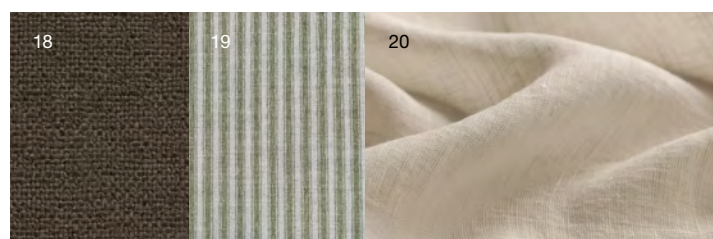
Cabinetry

- 12 Laminex Whitewashed Oak, Laminex
- 13 Laminex Porcelain Blush, Laminex
- 14 Laminex Coolum Sand, Laminex



Tiles

- 15 [Paoli Sand Porcelain Wall Cladding](#), **RMS Traders**
- 16 Elba Natural Stone Tile, Artedomus
- 17 [Clovelly Travertine Look Crazy Paving Tile](#), **Tile Cloud**



Textiles

- 18 Epitome, Moss Upholstery, James Dunlop Textiles
- 19 Sawyer, Wren Upholstery, Warwick
- 20 Inari Angora Drapery, Warwick

04 Modern Heritage

Deeper, more profound hues amplify the home's historical soul, while tactile materials and modern craftsmanship create warmth and comfort for all generations.

The style now welcomes enveloping, tactile design and deep, calming colours, honouring history while embracing modernity. Modern Heritage is a rich, multi-dimensional aesthetic that blends heritage character at the front with sensorial richness at the back. Deeper tones and tactile materials elevate the home's traditional charm with a contemporary edge, while an immersive layering of texture and colour creates spaces that feel both grounded and refined. This look celebrates a creative interpretation of heritage features, offering timeless comfort and modern expression that connect generations and evolve with the way we live today.

Theme insight

Multigenerational Living

Modern Heritage supports multigenerational living through adaptive extensions and layered zones. It balances privacy and connection, allowing families to evolve together while preserving the home's character.





Linea™
Weatherboard

Hardie™
Fine Texture
Cladding

Hardie™ Oblique™
Cladding

Enduring, rich & sensorial

Original house details like masonry, arches and timber panels are thoughtfully preserved, anchoring the home in timelessness.

Framed glass panels and sliding screens allow spaces to shift fluidly between open, social zones and private retreats. Extensions are seamlessly integrated to the heritage structure, ensuring the home can evolve gracefully with future needs.

A palette that is grounded yet eye-catching features ginger reds, mulberry and navy, with vivid green accents for timeless appeal. Tactility is highlighted through grooved surfaces, brushed metal finishes and the rich interplay of marble, tile and natural-look materials. Large windows welcome sunlight and rounded forms soften silhouettes, creating a strong sensory experience that restores, not overwhelms. Modern Heritage homes celebrate the interplay of old and new, layering comfort, character and a sense of story into every detail.

Theme insight Creative Living

This style celebrates expressive contrast fusing old structures with bold extensions. It invites storytelling through design, turning the home into a canvas of history and imagination.

- 1 Linea™ Weatherboard defines the heritage facade, while the side path leads to the modern extension and a second entrance set back from the street, hinting at the home's sequence of heritage and modern design.
- 2 A short corridor links the original home with the extension, thoughtfully distinguishing old from new while maintaining a respectful, cohesive connection through heritage colour.

[Access the full Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.

Floorplan

This is a design that preserves original heritage fabric while introducing a refined, contemporary addition behind it. It creates modern function without losing character through crafted transition zones to bridge eras seamlessly. Light, privacy and heritage sensitivity guide the entire composition.



From Justin:

'Modern Heritage is a conversation between eras, honouring the original facade while creating modern, flexible spaces that are light, smart and beautifully connected.'



The brief

Site & location context

Ascot Vale, VIC. Heritage suburb. Narrow block (400m²) with existing heritage home.

Homeowner profile

Family seeking modern living behind an original heritage facade. Young professionals who bought earlier and are extending their home progressively as budget allows.

Intended use

Primary residence

The layout

3 bed | 2 bath

This Modern Heritage layout retains the original facade while introducing a double-storey addition to the rear. From the street, a path guides movement past the original heritage frontage to a new side entrance—which leads directly to the new family hub of kitchen, dining and living areas—giving the bedrooms ultimate privacy. Upstairs, the master suite overlooks the living zone below through a void that introduces light and volume, creating a parents' retreat while maintaining connection. Carefully considered screening, glazing and glass bricks balance light, privacy and sightlines, allowing spaces to feel open while remaining comfortably protected.

Why it works

This plan balances openness, privacy and family rhythms with subtle zoning. The transition zone creates psychological clarity: heritage rooms remain quiet, contemplative spaces, while the rear addition functions as an open, adaptable hub for daily life. The double-height void enhances volume and daylight and glass bricks allow light penetration without compromising privacy. Together, these elements ensure the home is adaptable, comfortable and harmonious across both eras.

Adaptations

This design adapts easily to varied heritage blocks. The rear volume can be single or double-storey, rotated to an L-shape for double-fronted sites, or aligned closely with the existing structure on narrow lots. Flexible curves, additional rooms and zoning changes are budget-dependent.

Ground Floor

First Floor

Kitchen, dining and living connect through to rear outdoor zones.

Glass bricks provide privacy on overlooked sites.

Void over living area brings volume and light into the master suite.

Upper story master suite creates the perfect retreat with the option to overlook main living.

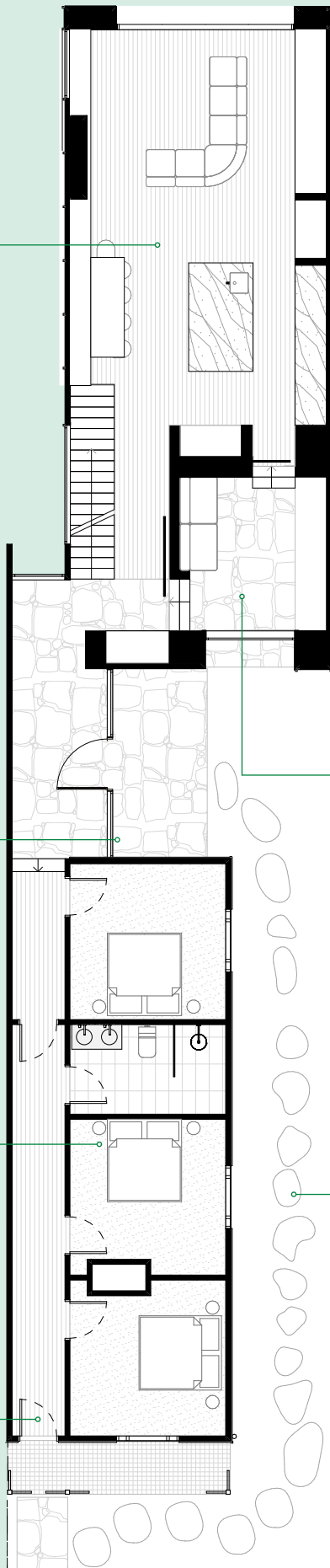
Transition point between old and new defines the new extension while respecting the heritage dwelling.

Front lounge away from busy family hub and connected to the garden for a peaceful moment.

Bedroom zoning is quietly tucked away from the busy family hub, now situated at the rear.

Side path guiding entry directly to new living spaces.

Option for front entry directly to bedroom zone.



Construction considerations

1—Zero aluminium blade window detailing

A zero aluminium blade fin detail delivers a clean, minimalist window junction. Many window manufacturers offer blade fins that allow cladding to terminate neatly into the window system. Alternatively, refer to the Linea™ Weatherboard Installation Guide and apply a similar approach to the Linea™ Weatherboard window adaptor detailing with a colour matched Aluminium angle.

[Linea™ Weatherboard Installation Guide](#)

2—Shallow fascia

A shallow fascia introduces contrast and refinement, particularly when paired with heritage forms. Ensure wall wrap and cladding are neatly tucked beneath the fascia to manage moisture effectively. Fixing and sealing to trims is best achieved using an external grade polyurethane sealant.

3—Angular recessed window detailing

An angular recessed window creates a bold, sculptural facade feature. Framing depth should be resolved early, with all corners fully wrapped and flashed. Where cladding continues above the opening, incorporate a drainage flashing between the cladding and eave lining. Refer to the relevant cladding installation guide for detailing non 90 degree wall angles.

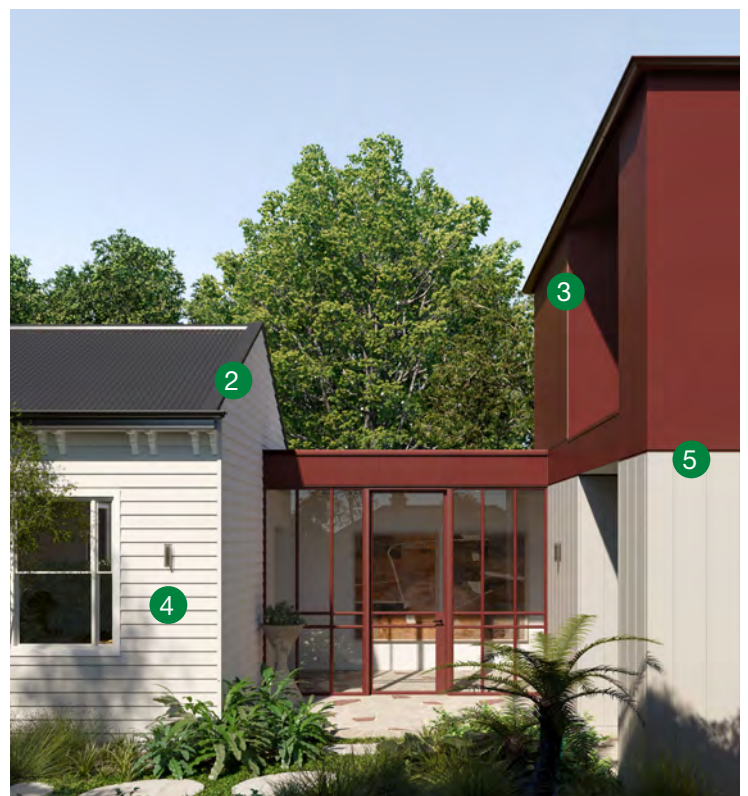
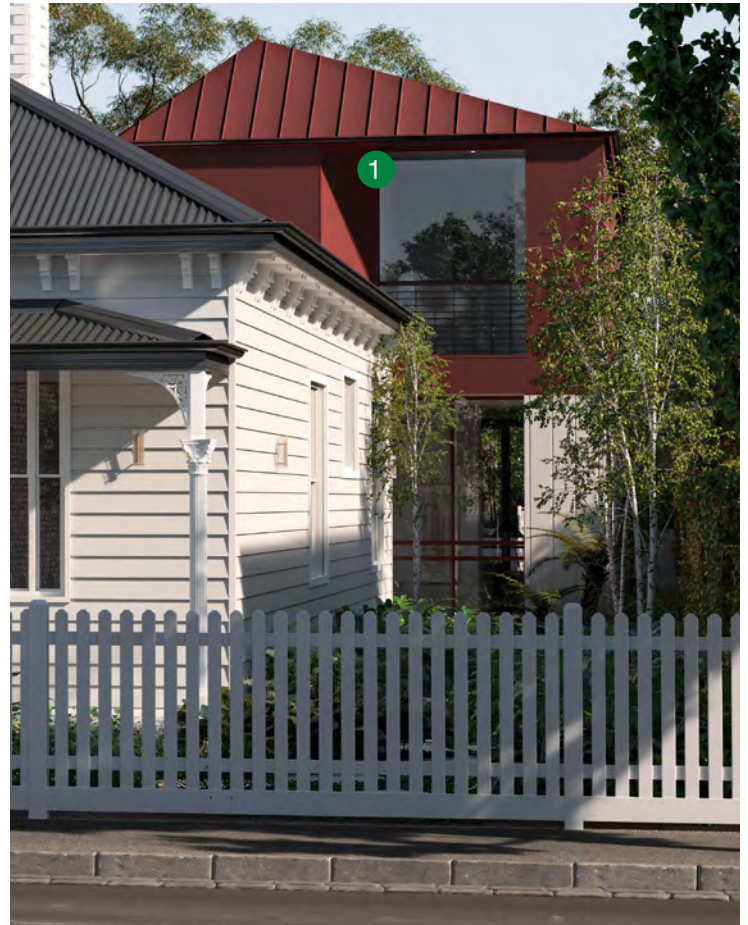
4—External light mounting

Wall mounted lighting enhances night time presence and accentuates cladding geometry. Ensure adequate nogging or stud alignment is provided to support light fittings, and seal all penetrations using Hardie™ Joint Sealant to help maintain facade water tightness.

5—Contrasting Cladding

When selecting cladding, it's important to ensure that the cladding on the modern part of the building contrasts the cladding on the heritage part of the building. Consider vertical grooves vs horizontal grooves, vertical/horizontal grooves vs monolithic, or contrasting textures. Pairing examples include Linea™ Weatherboard (horizontal) and Axon™ Cladding (vertical), or Hardie™ Oblique™ Cladding (installed vertically) and Hardie™ Gravis™ Panel (monolithic texture).

[External Cladding Solutions](#)



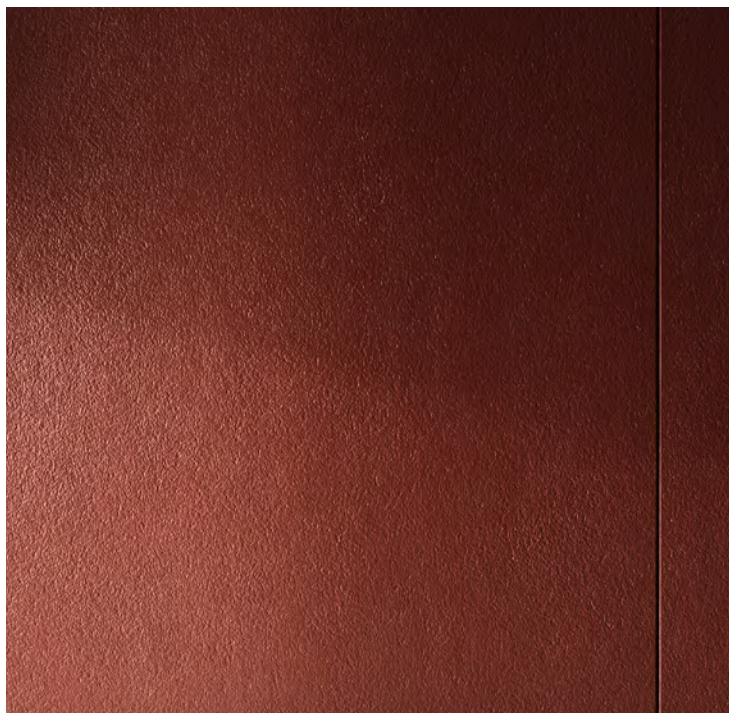
Cladding solutions

Modern Heritage layering pairs heritage weatherboards with contemporary cladding, enabling personalised, context-responsive facades that honour character while supporting evolving performance and aesthetic preferences.



Linea™ Weatherboard

Linea™ Weatherboard is ideal for replacing old timber or cladding on heritage facades. Its deep shadow lines and crisp profile preserve traditional charm while delivering durability and low maintenance.



Hardie™ Fine Texture Cladding

Hardie™ Fine Texture Cladding offers a consistent, matte finish for modern extensions. Its subtle texture creates a refined, contemporary counterpoint to heritage masonry and timber.



Hardie™ Oblique™ Cladding

The wide grooves and unique profile of Hardie™ Oblique™ Cladding contrast beautifully with heritage facades, especially when installed vertically, offering a contemporary edge that is both bold and expressive.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.

Materials & textures

A layered material palette pairs creamy whites and natural stone hues with reds and mulberry in unexpected areas, forming an expressive yet grounded base. Warm timber grains and green tile accents add depth and richness.



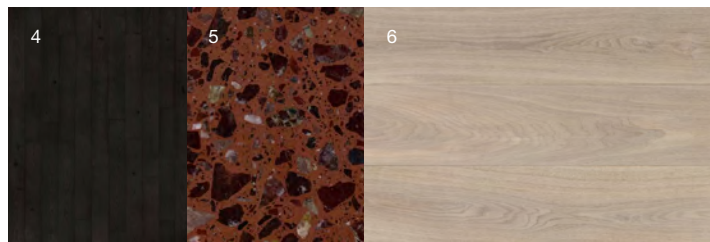
From Rebecca:

‘Heritage character is elevated through statement junctions and the interplay of marble, tile and natural-look materials, creating layered richness where past and present coexist with quiet confidence and sensory depth.’



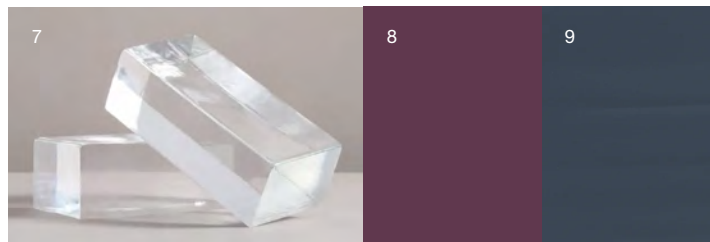
Exterior

- 1 [Travertine Tuscan Crazy Paving](#), **RMS Traders**
- 2 Dulux Acratex® Contempo Advance® Coarse, Dulux®
- 3 [PVC Decking Vintage Collection](#)®, [Mahogany](#), **TimberTech**®



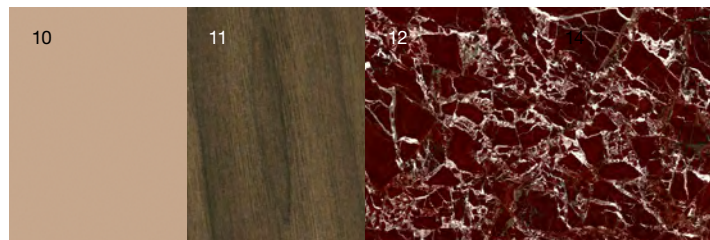
Flooring

- 4 Raba Floorboards, Tongue & Groove
- 5 [Lafite Red Terrazzo](#), **RMS Traders**
- 6 Dune Timber Flooring, Storey



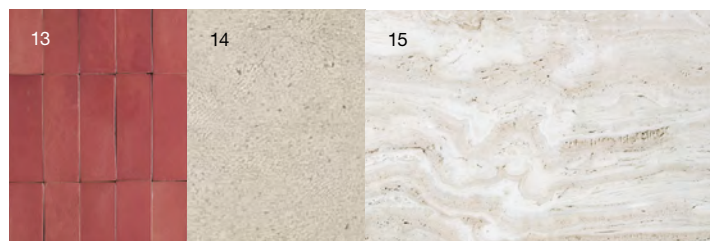
Windows / Walls

- 7 Veridian Glass Brick, Austral
- 8 Violet Poset Interior Wall Paint, Dulux
- 9 Yacht Race Interior Paint, Porter's Paints



Cabinetry

- 10 Laminex Outback Clay, Laminex
- 11 Laminex Sepia Walnut, Laminex
- 12 Rosso Levanto Marble Benchtop, CDK Stone



Tiles

- 13 [Noosa Gloss Zellige Pink Subway Tile](#), **Tilecloud**
- 14 Natural Stone Crema Lyra Tile, Artedomus
- 15 Natural Stone Travertine Zena Tile, Artedomus



Textiles

- 16 Cleo Upholstery, Army, Warwick
- 17 Mokum Eternal Upholstery, Copper, James Dunlop Textiles
- 18 Mokum Pahi Upholstery, Lava, James Dunlop Textiles

05 Barn

The simple Barn form is elevated through intricate detailing, layered materiality and deep tones, creating homes that are both bold and comforting. Nature is integrated in unexpected ways, and this style prioritises autonomy and a deeply restorative home environment.

Barn style reimagines rural forms through a bold and expressive lens. Drawing from its simple, traditional silhouette, this evolution transforms the design through sculptural finishes and rich materiality. Strong form is blended with raw, grounded textures to create a space that is both bold and comforting. Barn's graphic silhouette is met with layered materiality, deep tones and textural contrasts that evoke nature's beauty, while principles of passive design are thoughtfully integrated to add depth and a sense of quiet efficiency. The result is a joyful juxtaposition—where strength meets softness and contemporary refinement enhances the familiar warmth of the rural vernacular.

Theme insight Creative Living

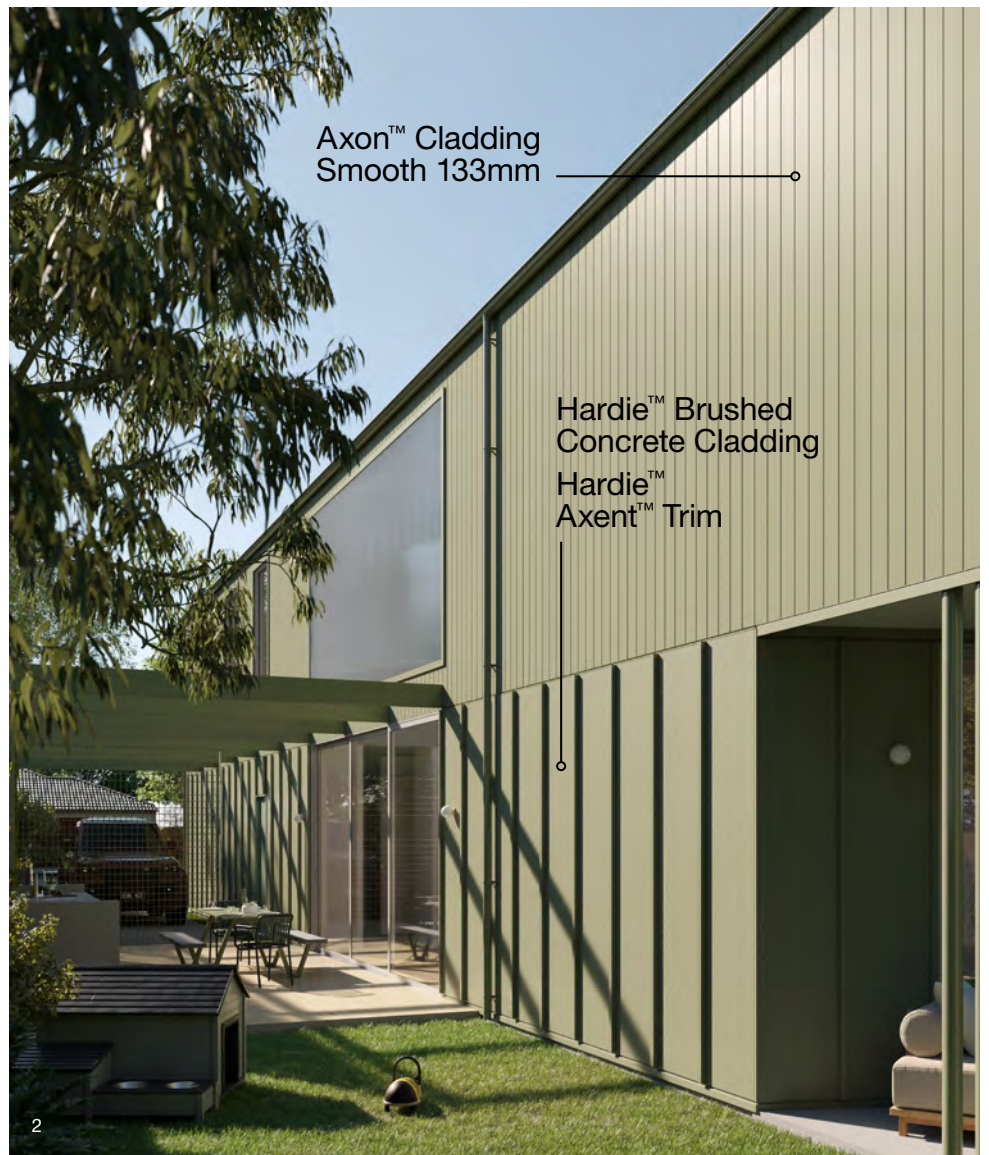
Barn's dramatic forms, layered textures and expressive details invite personalisation and striking self-expression. The home becomes a canvas for creativity, blending rural inspiration with contemporary flair.

Theme insight Autonomous Living

Open floorplans and flexible zones support families living together across generations. Barn design balances communal gathering with private retreats, adapting to evolving household needs.



- 1 The same restrained gable form continues at the rear, where the ground floor angles away to create a subtle cantilever above. Axon™ Cladding defines the upper level, paired with Hardie™ Brushed Concrete Cladding and Hardie™ Axent™ Trim below.
- 2 A close-up of the side elevation highlights the material contrast of board and batten expression of the ground floor and Axon™ Cladding above, with large sliding doors allowing flow from interior to exterior living and dining areas.



Distinct, immersive & soothing

Dramatic rooflines, asymmetrical details and expressive forms inject bold personality, while overlaid materiality and light create immersive, natural beauty.

Effortless flow is achieved through strategic natural light, airflow and smart, passive design, with simplified, graphic constructions ensuring low upkeep and strong visual character while enabling comfort.

A palette of creamy whites and greens, gently layered with deep bark and soft pink, suggests a grounded yet expressive foundation. Raw, clay-like walls and wooden textures with bold green tile accents enable visual depth. The abundance of colours and textures, animated by dramatic light play, creates a space that is both comforting and sensorially profound.

Theme insight Multigenerational Living

Combines bold form with practical efficiency, using passive strategies and enduring materials to create homes that care for their occupants. Barn is built to endure, offering self-sufficiency and peace of mind in changing conditions.

Access the full [Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.



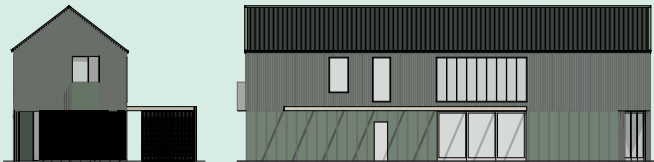
Floorplan

The Barn leans into familiar agricultural forms with a floorplan that blurs internal and external living, designed for calm and flexibility. Guided by wellbeing and quiet efficiency, it balances simplicity and thoughtful zoning.



From Justin:

'The Barn style is about honest simplicity—strong geometry, public and private zones, grounded materials and spaces that feel calm, clear and deeply connected to nature.'



The brief

Site & Location Context

Bowral, NSW. Within 1.5hr drive to the CBD. The region's elevated setting and cool seasonal climate influence passive performance, material selection and responses to light and landscape.

Homeowner profile

Professionals working remotely with a preference for a quiet lifestyle.

Intended use

Regional primary residence

The layout

3–4 bed | 3 bath | 2 car

A modern Barn layout relies on strong zoning, with a clear public-to-private sequence. This floorplan centres around a primary living zone with an open kitchen, dining and living space that connects seamlessly with the outdoors. From this central point, the Barn volumes branch into a loose triangle, with quieter areas positioned at the top and front. In this example, a rear master retreat is separated from a dedicated kids' wing across a central void, and a ground-level sitting room can shift between openness to the street and privacy through rotatable screens.

Why it works

Circulation is efficient and pragmatic in a layout like this. Everyday routines are supported by positioning the mudroom, laundry and butlers pantry directly next to the parking area, so arrivals, bag-drops and household tasks happen without interrupting the main spaces. Clear zoning, simple geometry, and carefully-placed thresholds ensure that public and private areas stay distinct yet accessible.

The Barn form itself contributes to functionality, with height bringing in light, air, and a sense of volume. Light-weight and cost-effective cladding allows these proportions without relying on expensive engineering or construction.

Adaptations

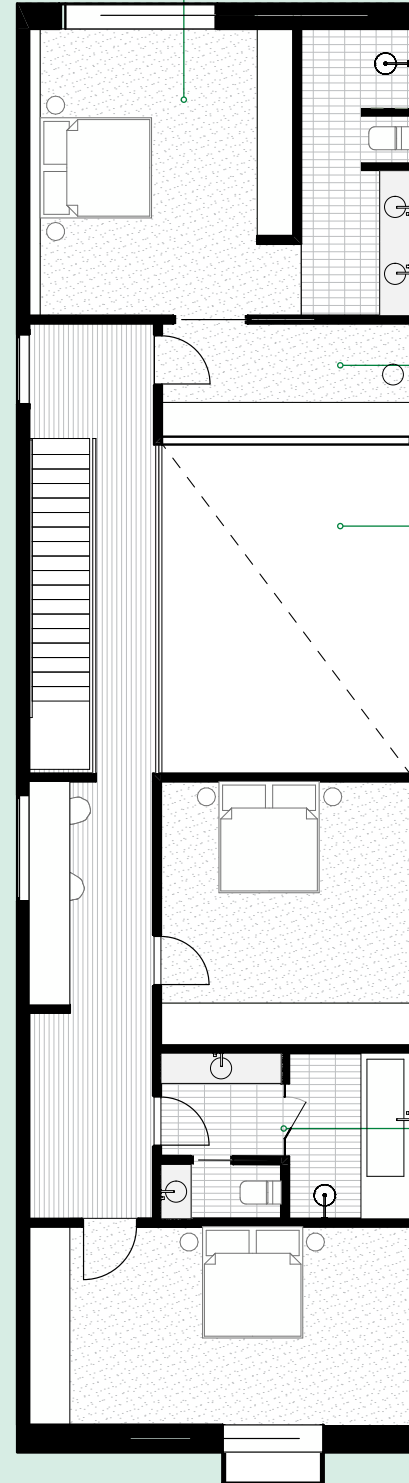
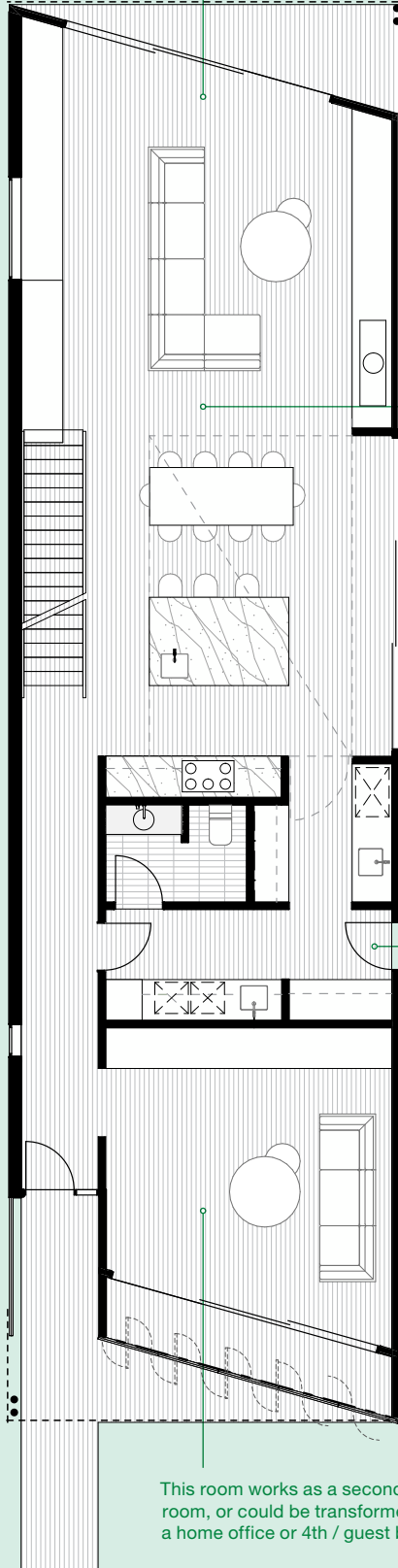
The modular form of the Barn allows it to expand or contract as life changes. The upper floor can become a retreat with its own entrance for guests or multigenerational living, and additional wings or studios can be added with ease. Spaces can be reallocated without altering the outer walls, ensuring the Barn can evolve across decades. Careful orientation supports passive solar, maximising natural light and enhancing comfort year-round.

Achieving a strong connection with outdoor areas and landscaping with visible access through large windows and sliding doors.

Positioning the primary suite away from secondary bedrooms means this space can become a private retreat for parents.

Ground Floor

First Floor



Flow from kitchen, to dining, to living in the heart of the home.

An intermediate area where work bags can be dropped or late night emails attended to without disturbing bedroom occupants.

A double height void helps to separate the master suite from kids bedrooms, and pulls light into the living area below.

Having the option to enter from the side into a mini-mudroom and laundry area, through to the butlers pantry means convenience for unloading school bags, shoes and groceries.

Shared bathrooms with separation between toilet, shower and vanity means each space can be used by different people at the same time.

This room works as a second living room, or could be transformed to be a home office or 4th / guest bedroom.

Design Features

1—Dramatic roofline

Elevated, high set gable roofs with a pitch of 35 to 45 degrees create a bold, graphic silhouette. This dramatic roofline evokes rural tradition while supporting passive design for natural light, airflow, and comfort.

2—Expressive eaves

Oversized or absent eaves add visual drama and shade to entrances and alfresco areas. This expressive detail enhances the Barn's striking form.

3—Layered materiality

Vertical or horizontal cladding, especially in the board and batten look, creates an artisan finish. Natural-look textures add tactile depth to the facade.

Construction considerations

1—Shallow fascia

A shallow fascia maximises the visual impact of the gable end. Ensure wall wrap and cladding are neatly tucked beneath the fascia to manage moisture effectively. Fixing and sealing to trims is best achieved using Hardie™ Joint Sealant, an external grade polyurethane sealant and adhesive.

2—Slim corner detailing

Slim corner detailing delivers sharp, crisp external edges. Using the Hardie™ 9mm Slimline Corner allows panels to be angle cut and neatly tucked into the corner, creating a robust junction with a clean, refined finish to 90 degree external corners.

[Hardie™ 9mm Aluminum External Slimline Corner 3000mm](#)

3—Matching fascia trim

Matching fascia and base trims reinforce vertical symmetry. Using either Hardie™ 9mm Base Trim or a custom flashing with similar proportions to the fascia creates a consistent edge detail, maintaining alignment and visual continuity across the facade.

[Hardie™ 9mm Aluminum Base Trim 3000mm](#)

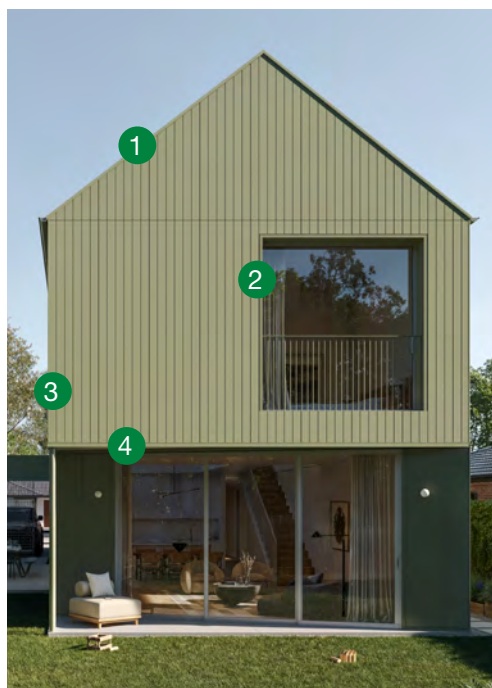
4—Beam to facade penetrations

Exposed beams add character and structural expression to barn forms. Decorative framing can be fixed directly to the structure, with cleanly detailed cladding penetrations sealed around the beam. Alternatively, a pole plate can be installed over the cladding, allowing beams to be fixed without multiple penetrations and reducing detailing complexity.

5—Decorative batten layout

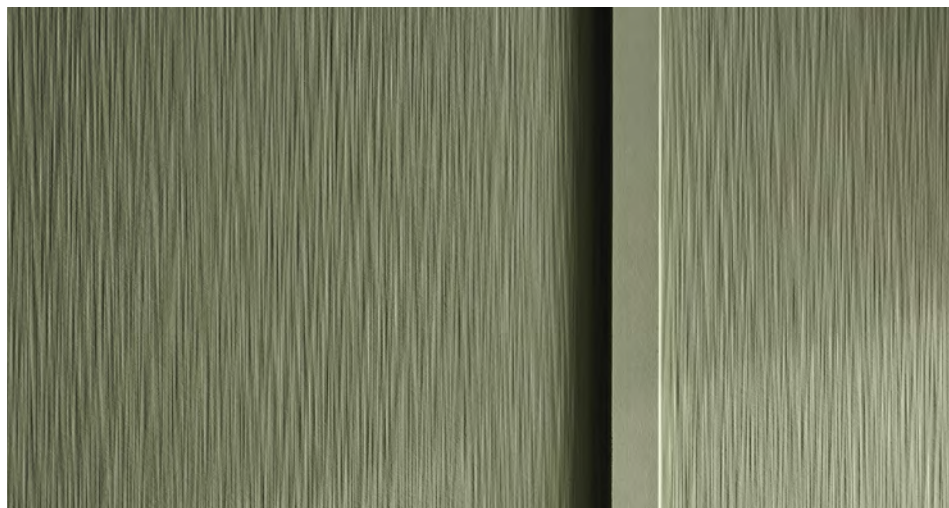
Strong barn facades are resolved at the design stage. Even batten spacing aligned with window framing, sheet joints, corners, and structural members ensures consistent rhythm and reliable fixing. Typical spacings of 300, 400, or 600mm support clean geometry and efficient construction.

[Hardie™ Axent™ Trim Installation Guide](#)



Cladding solutions

The Barn's adaptable structure supports numerous cladding treatments, allowing for personalised aesthetics that suit different environments and tastes.



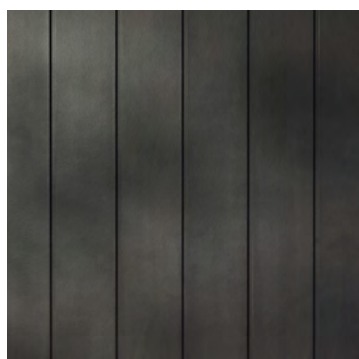
Hardie™ Brushed Concrete Cladding + Hardie™ Axent™ Trim

Hardie™ Brushed Concrete Cladding delivers an organic tactile finish on the ground floor, echoing the raw, clay-like walls of traditional Barns. It is perfect for creating the board and batten look with Hardie™ Axent™ Trim. The 1200mm panel width makes it easy to adopt consistent yet unique spacings to apply the battens typically at 300mm or 400mm.



Axon™ Cladding 133mm Smooth

Axon™ Cladding adds crisp, vertical grooves to upper levels, enhancing the Barn's graphic silhouette and sense of scale. Its smooth surface offers a modern take on vertical-joint timber, delivering a contemporary take on a rural aesthetic.



Hardie™ Oblique™ Cladding

Evoking the look of standing seam metal, this cladding can be installed either horizontally or vertically, creating a striking effect that complements robust Barn shapes. Available in 4200mm lengths, it's ideal for achieving the tall, dramatic heights of Barn-style architecture.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.

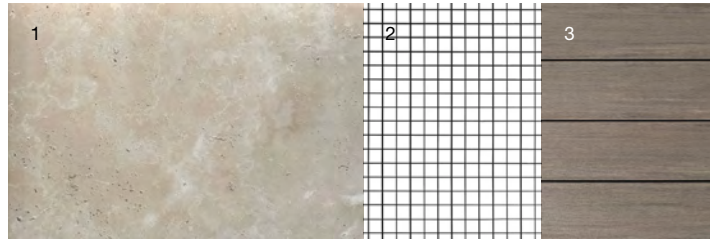
Materials & textures

Creamy whites and greens, layered with deep bark and soft pink, create an organic, expressive base. Clay-like walls, timber textures and green tile accents add depth, with light bringing a comforting, sensorial quality.



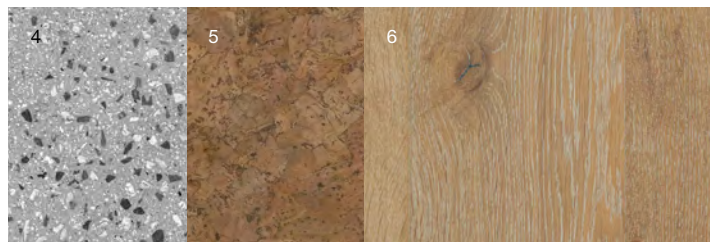
From Rebecca:

‘When choosing Barn materials, it’s all about balancing raw, tactile finishes with refined surfaces. Layer textural contrasts to create quiet Barn luxury, ensuring everyday spaces feel grounded, sensory-rich and enduringly beautiful.’



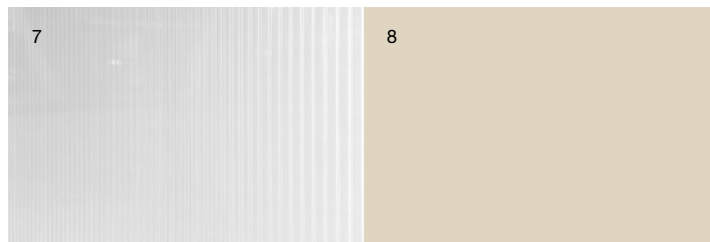
Exterior

- 1 [Travertine Tuscan Stepping Stone](#), **RMS Traders**
- 2 Rapid Black Wire Mesh Panel, Bunnings
- 3 [PVC Decking, Vintage Collection](#), **Coastline, TimberTech**



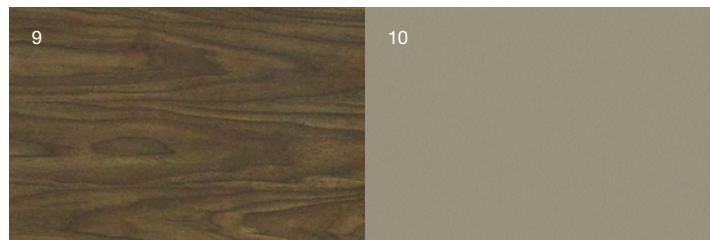
Flooring

- 4 Exposed Aggregate Polished Concrete
- 5 Copenhagen Cork Flooring, Kustom Timber
- 6 Cantina, Engineered Timber Flooring, Kustom Timber



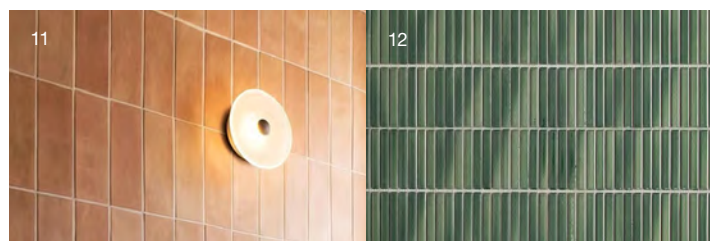
Windows / Walls

- 7 Danpalon® Microcell Glazing Panel, Danpal
- 8 Dulux Bread Crumb Interior Paint, Dulux



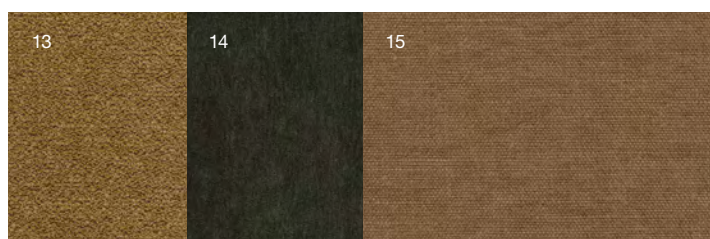
Cabinetry

- 9 Laminex Sepia Walnut, Natural, Laminex
- 10 Laminex Possum, Natural, Laminex



Tiles

- 11 [Northbridge Peach Terracotta Look Subway Tile](#), **Tilecloud**
- 12 [Coogee Antique Forest Green Kit Kat Mosaic Tile](#), **Tilecloud**



Textiles

- 13 Jefferson Upholstery, Gold, Warwick
- 14 Linia Kariega Upholstery, Charcoal, Warwick
- 15 Wappo Linen Upholstery, James Dunlop Textiles

06 Mid-Century Modern

Clean lines and smart layouts are softened with warmer tones, textured surfaces and striking colour accents, creating homes that feel both timeless and full of personality.

Mid-Century Modern is a nostalgic classic, playfully reimaged for today's evolving lifestyles. The clarity of its architecture is enriched by layered finishes and lively colour accents, creating homes that feel both enduring and full of personality. This design invites imagination and adaptability through flexible spaces, engaging colours and expressive materials—giving residents room to play, experiment and shape their home in ways that feel personally authentic and emotionally empowering.

Theme insight

Evolved Living

With modular layouts and durable materials, Mid-Century Modern delivers high performance. It is a smart, design-led response to rising costs and changing lifestyle needs, offering homes that are not only efficient and resilient, but also deeply attuned to the rhythms of contemporary life. From passive design to flexible zoning and indoor-outdoor flow, this style supports wellbeing and adaptability.



- 1 The facade features a bold angular roofline with Stria™ Cladding Smooth 325mm on the fascia, a distinct round porthole window and a welcoming entry with bright front door and coloured glass feature that pops against the crisp white Axon™ Cladding.
- 2 At the rear, the L-shaped layout frames views to the pool and outdoor living areas, with abundant glazing maintaining a strong connection between interior and exterior.



Playful, layered & comforting

This look is defined by flexible rooflines and visible structures, with a mix of materials paying homage to the original homes of the era.

Large floor-to-ceiling windows flood rooms with light and link the indoors with the outdoors, while interiors feature textured glass, breeze block and natural stone in a monochromatic scheme, accented by pops of colour. Modular layouts and multifunctional nooks support changing lifestyles and spatial efficiency, while durable materials help homes stand the test of time.

The palette reinterprets Mid-Century optimism with pops of yellow, statement pink and bright emerald to add energy, while grounding neutral colours provide balance. Colour-blocking, patterned tiling and lacquered finishes energise spaces, while textured materials add depth and a sense of story. The result is a comforting home that inspires creativity in the everyday, with a sense of optimism woven into every detail.

Theme insight Creative Living

Mid-Century Modern embraces retro-inspired creativity through expressive geometry and vibrant colour-blocking, turning nostalgia into a dynamic design language that sparks joy and individuality.

[Access the full Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.



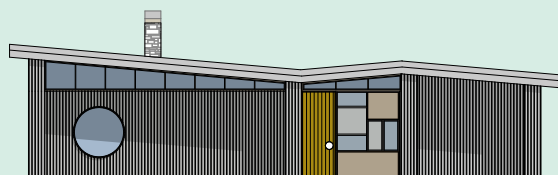
Floorplan

This home celebrates playful geometry, optimism and family-friendly ease. It blends angular rooflines, expressive contrasts and sunny, single-storey living creating a light-filled layout that feels open and social.



From Justin:

'Mid-Century Modern invites joy and optimism—playful geometry, sunlight, colour and the kind of expressive detailing that makes a home feel alive.'



The brief

Site & location context

West Pennant Hills, NSW. A well-established, leafy suburb close enough to the city for commuting. Temperate, leafy, humid climate.

Homeowner profile

Working professionals with kids in school, wanting playful, expressive architecture.

Intended use

A functional family home suitable for gathering and entertaining family and friends.

The layout

3–4 bed | 3 bath | 2 car

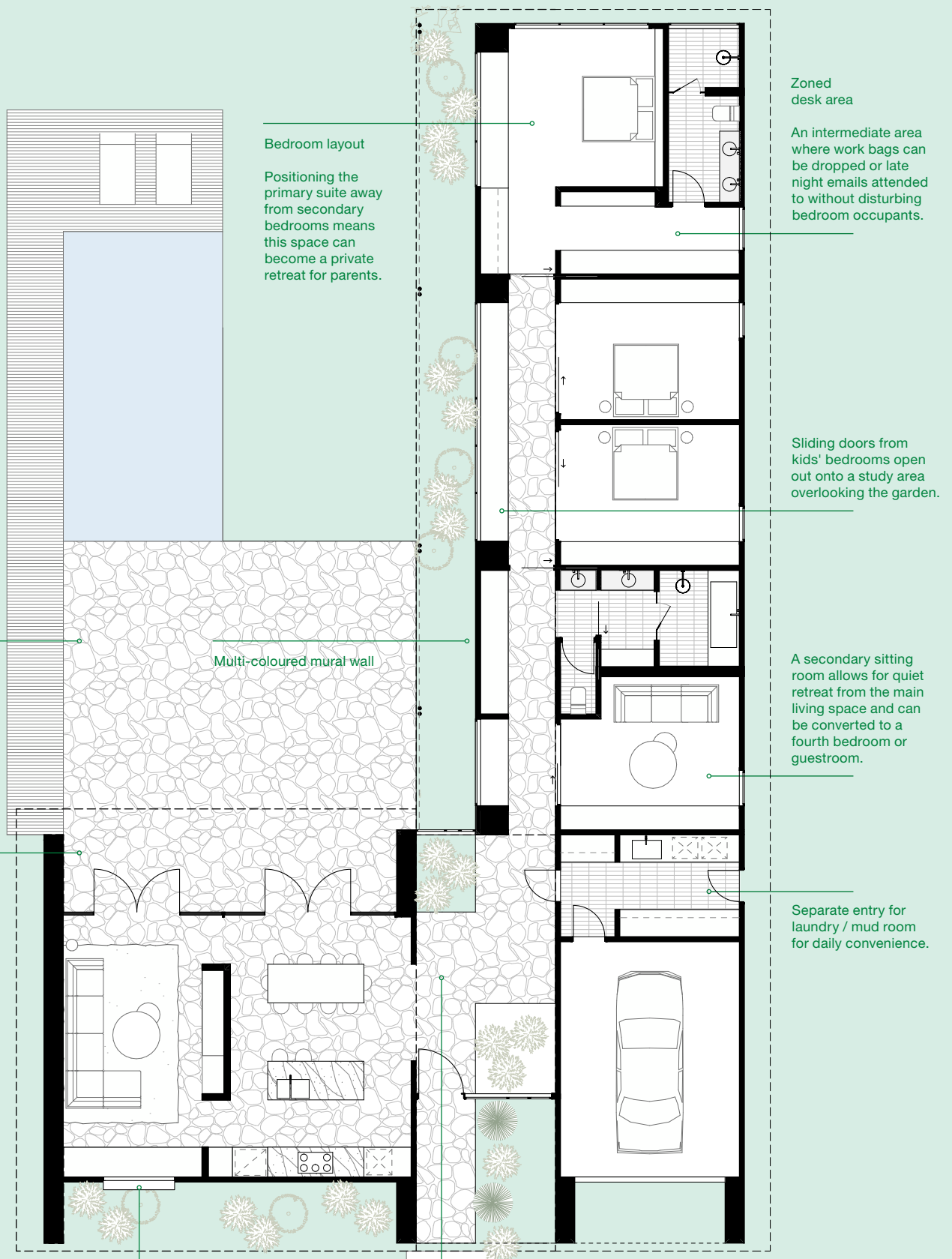
This single-storey home uses an L-shaped plan to wrap around a central pool, making it the focal point of the design. Entry divides the home into public and private wings with large openings and sliding doors letting living areas and bedrooms expand to the outdoors or into reading or study spaces. A circular porthole window adds playful sightlines from the facade while hard and soft landscaping blend with the architecture. A multicolour mural at the rear signals the entertainment zone reinforcing the home's social character.

Why it works

This plan balances light, openness and functional zoning, making living and entertaining effortless. The L-shaped layout frames the pool and outdoor areas, connecting indoors and out, while a secondary entrance keeps service circulation—such as laundry, storage and garage access—separate from the main living spaces. Sliding doors and flexible room arrangements allow spaces to adapt as needs change. Clear sightlines and the blending of landscape and architecture create a home that feels intuitive, social and deeply livable.

Adaptations

The modular geometry allows effortless reconfiguration as needs shift. Bedrooms can become studies, guest rooms or teen retreats and additional wings can be added without disrupting the core plan. The layout adapts easily to different block shapes, allowing zones to be reordered while retaining the iconic roofline. On smaller sites, the garage can convert to living space to maximise lifestyle and flexibility.



Bedroom layout
 Positioning the primary suite away from secondary bedrooms means this space can become a private retreat for parents.

Zoned desk area
 An intermediate area where work bags can be dropped or late night emails attended to without disturbing bedroom occupants.

Sliding doors from kids' bedrooms open out onto a study area overlooking the garden.

Large outdoor entertaining area connecting the pool to interiors.

Multi-coloured mural wall

A secondary sitting room allows for quiet retreat from the main living space and can be converted to a fourth bedroom or guestroom.

Indoor-outdoor connection is enhanced by large doors going from living-dining-kitchen to outdoor entertaining area, with full visibility to the pool.

Separate entry for laundry / mud room for daily convenience.

Porthole window to street.

Foyer gardens soften the arrival while emphasising transparency and bringing year-round greenery directly into the home.

Design features

1—Expressive roofline

Flat, skillion or butterfly roofs are concealed behind parapet walls and feature wide, overhanging eaves. These pronounced rooflines define the home's silhouette and add playful character.

2—Structural Expression

Exposed beams and columns showcase the building's framework with detailed connectors adding visual interest. This structural clarity reinforces the style's geometric confidence and Mid-Century craftsmanship.

Construction considerations

1—Stoneclad chimneys and feature blade walls

Stoneclad chimneys and blade walls provide a strong anchor to mid-century facades. Save using block work by framing up with light weight framing and select feature stone or tiling under 50kg/m² fixed to a suitable substrate such as EasyLap™ Panel. Suitable for applications up to 6m above ground.

[EasyLap™ Panel External Tiling Application Guide](#)
[Heat Shielding around Wood Fire Heaters](#)

2—Deep fascia solutions

Deep fascia elements reinforce the bold horizontal lines of mid-century architecture. James Hardie offers multiple options, including Stria™ Cladding Smooth - 405 for a thick, smooth fascia profile, or Hardie™ Fine Texture Cladding for fascia panels up to 1200mm high, delivering either smooth or textured finishes.

[Hardie™ Fine Texture & Hardie™ Brushed Concrete Installation Guide](#)

3—Round windows

Round feature windows soften strong linear forms and add architectural contrast. Careful detailing is required, including curved head flashings and adequate framing to support the window and edges of cladding and linings. Wall wrap should be carefully integrated with the window flashings, with flashing tape used to help deliver continuous weather protection.

4—Fixing Axon™ Cladding to garage doors

Clad garage doors allow uninterrupted facade expression. Before specifying cladding, confirm the garage door load capacity with the manufacturer. Many Australian door systems can accommodate lightweight cladding. Axon™ Cladding, at approximately 13kg/m², is suitable for panel lift and segmented doors when approved—reach out to our technical team for further advice.

5—External light mounting

Architectural lighting enhances facade depth and night time presence. Wall mounted fittings highlight cladding rhythm and material texture. Ensure suitable framing support and seal all penetrations using Hardie™ Joint Sealant to maintain facade performance.

6—Decorative expressed facade

Expressed joint systems deliver rhythm, proportion, and visual clarity. Matrix™ Cladding is a versatile expressed joint facade system that can be cut to custom sizes, allowing dynamic geometric or symmetrical layouts.

[Matrix™ Cladding Installation Guide](#)



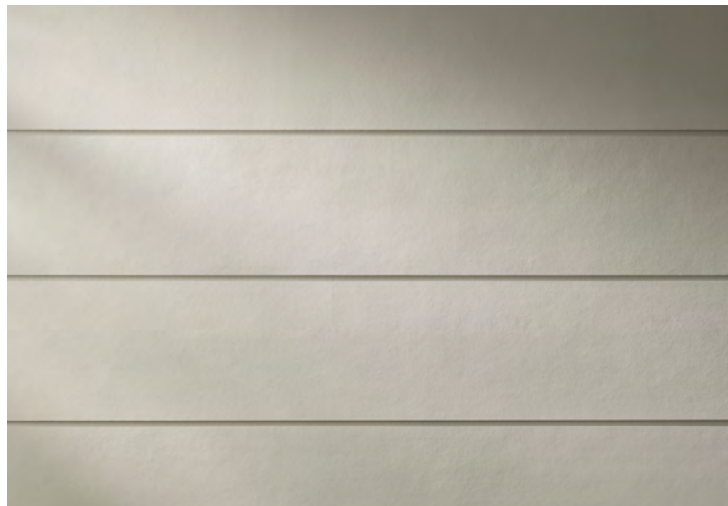
Cladding solutions

Cladding pairs smooth panels and pronounced grooves with tactile materials, creating layered facades that celebrate structure, colour and craftsmanship while supporting durability, flexibility and performance.



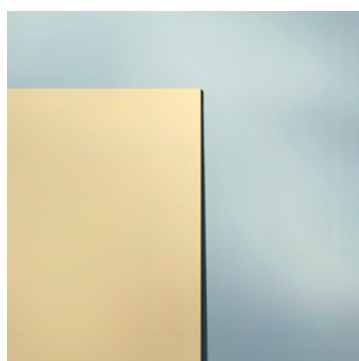
Axon™ Cladding 133mm Smooth

The vertical grooves of Axon™ Cladding 133mm Smooth evoke classic timber panelling, adding architectural clarity and visual height to Mid-Century facades. It can be painted any colour, so is ideal for expressive, layered designs.



Stria™ Cladding Smooth 325mm

Stria™ Cladding Smooth 325mm delivers crisp, lines that echo classic Mid-Century Modern geometry in either horizontal or vertical applications. Its distinctive square-shaped groove adds subtle shadowing to facades, complementing the layered materiality with a refined, modern edge.



Matrix™ Cladding

Matrix™ Cladding introduces striking, geometric express-joint patterns for feature walls and modular volumes. Its panelised look and precise joints reinforce the style's structural clarity and playful layouts, while offering a durable, low-maintenance surface for creative colour-blocking.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.

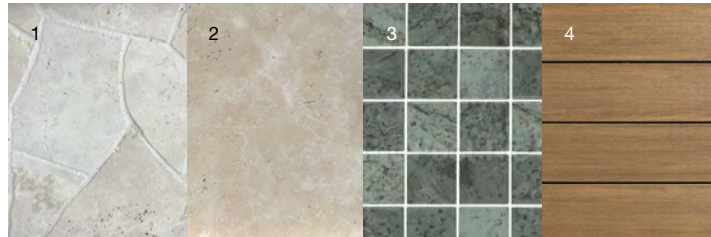
Materials & textures

A layered material palette combines warm timbers, natural stone and dimensional tiles with smooth render and matte finishes, balancing nostalgic character with contemporary performance and expressive, liveable texture.



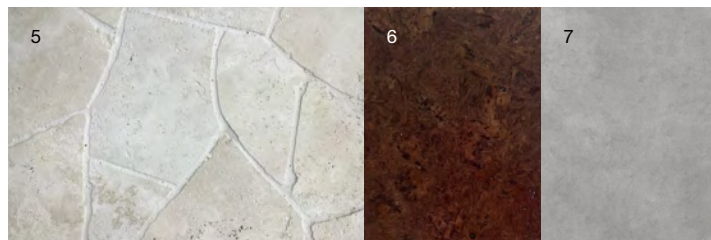
From Rebecca:

‘Mid-Century Modern materials are defined by warmth and restraint—natural timbers, stone and matte finishes that create depth and a calm, timeless atmosphere.’



Exterior

- 1 [Haven Crazy Paving, Limestone, RMS Traders](#)
- 2 [Tuscan Paver, Travertine, RMS Traders](#)
- 3 [Ubud Green Wavy Mosaic Tile, The Pool Tile Company](#)
- 4 [PVC Decking, Vintage Collection®, Weathered Teak, TimberTech®](#)



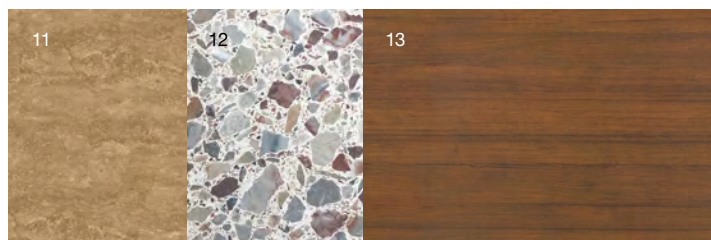
Flooring

- 5 [Haven Crazy Paving, Limestone, RMS Traders](#)
- 6 Harvest, Walnut Cork, The Flooring Co
- 7 Le Corbusier Molitor Gris Clair 31 Tile, Artedomus



Windows / Walls

- 8 [Narrow Reeded Decorative Glass, Veridian Glass](#)
- 9 [Narrow Reeded Decorative Glass, Veridian Glass](#)
- 10 [Dulux Ecru Quarter Interior Paint, Dulux](#)



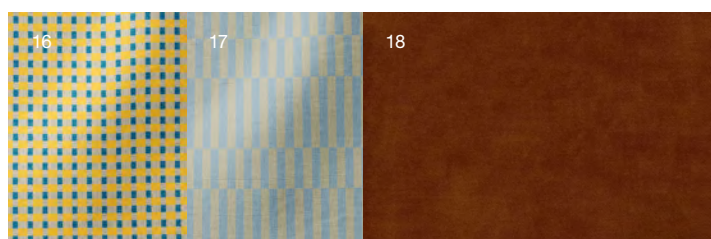
Cabinetry

- 11 [Travertine Noce Benchtop, CDK Stone](#)
- 12 [American Walnut Costato Veneer, Havwoods](#)
- 13 [Laminex Natural Teak, Laminex](#)



Tiles

- 14 [Haddon Pink Matte Medium Square Tile, Tilecloud](#)
- 15 [Noosa Gloss Zellige White Square Tile, Tilecloud](#)



Textiles

- 16 [Billie Linen, Yellow, Annie Coop](#)
- 17 [Pacifico Linen, Bastion, Annie Coop](#)
- 18 [Halston Velvet, Rust, Warwick](#)

07 Modern Coastal

The feel-good style moves beyond the charming beach house aesthetic to encompass considered comfort, bringing coastal warmth into cities and suburban settings. This year, the palette shifted from airy light tones to warm pastels and citrus accents, deepening the emotional warmth of the style.

Modern Coastal is a relaxed yet elevated interpretation of coastal living, reimagined for life beyond the coastline. This look extends the lightness, calm and conviviality of seaside spaces into more dynamic urban settings, swapping stereotypical seaside styling for a more emotive, expressive approach. The result is a home that radiates warmth, optimism and ease. The design allows for light-filled interiors, playful forms and sun-washed colours that encourage connection—creating spaces that evoke comfort, familiarity and a true sense of belonging.

Theme insight

Multigenerational Living

Adaptable layouts support multigenerational households with ease. Upstairs-downstairs living, private retreats and shared zones allow families to co-exist comfortably while maintaining autonomy and connection.

- 1 A TimberTech decked walkway leads to a courtyard-style garden and blush pink door behind the facade screen, hinting at the home's playful coastal character and indoor-outdoor flow.
- 2 At the rear, blush pink painted Hardie™ Fine Texture Cladding contrasts with classic coastal white Linea™ Weatherboard above the window height, complemented by clean white trim.
- 3 Textural cladding is enhanced by tile and timber accents, carried through to an ancillary dwelling at the rear of the property, creating cohesion and connection across the entire home.



Elevated, joyful & effortless

Modern Coastal is all about embodying refreshing coastal goodness, no matter the location. Open layouts, light-filled spaces and bright, inviting accents balance laid-back joy with refined textures and profiles.

Open, adaptable layouts support shared family life and personal routines, while bold forms, playful details and surprising colour contrasts add a spirited twist to structures. Natural light and airflow are prioritised through thoughtful windows and doors, creating coastal lightness and calm. Gathering areas are designed with a lived-in warmth that encourages lingering and fosters shared ease.

Tactile surfaces with soft reliefs and imperfect finishes create visual interest and gentle stimulation. These, alongside natural colours and subtle imperfection, convey a grounded, lived-in narrative. Warm pastel tones meet unexpected citrus, creating a confident and optimistic environment. This vibrancy is balanced by muted gradients and chalky matte finishes, providing a calming counterpoint. Modern Coastal is a celebration of relaxed luxury, playful energy and the enduring appeal of the coast—wherever you are.



Theme insight Creative Living

Modern Coastal infuses everyday living with coastal optimism through sun-washed palettes and breezy forms, encouraging emotional uplift and relaxed expression.

Theme insight Autonomous Living

Modern Coastal homes increasingly support self-directed lifestyles. Smart zoning, intuitive layouts and integrated technologies enable residents to personalise their routines, manage energy use and enjoy seamless indoor-outdoor transitions.



Access the full [Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.



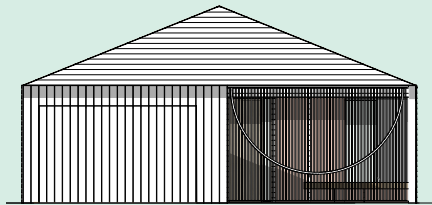
Floorplan

This floorplan blends relaxed living with durable, future-focused design. Referencing the charm and effortless indoor-outdoor flow of Queenslanders, it's designed for families seeking sun, breeze and long-term coastal ease.



From Justin:

'Modern Coastal living is about softness, light and airflow—breezy transitions, gentle curves and materials that feel at home beside the sea.'



The brief

Site & location context

Northern NSW / Qld coastline. Flat-efficiency site. Warm climate with strong sun, sea breezes and seasonal rain.

Homeowner profile

Couple with grown family, planning for retirement.

Intended use

Holiday / retirement residence with room for guests.

The layout

4 bed | 3.5 bath | 2 car

This modern coastal plan divides the frontage into two zones—a garage to one side and a private courtyard screening the home's entry point. Kids' bedrooms sit toward the front, while a long hallway opens into the sunlit entertaining zone and pool terrace, allowing breezes to flow through when the home is opened up. The master suite is similarly oriented to overlook the pool for passive surveillance and easy indoor-outdoor living. A detached 60sqm pavilion sits to the rear—often easier to approve as a secondary structure—and flexible enough to operate as a guest suite, teen retreat, studio or gym.

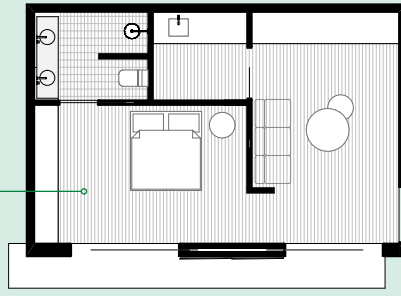
Why it works

This plan is calibrated for coastal living—aligned openings and architectural apertures draw light and breezes through the home, maintaining natural temperature comfort. Breezy screens create seamless transitions between indoors and out, supporting relaxation and social flow in a layout that combines climate response, family functionality and a serene coastal character that feels both contemporary and enduring.

Adaptations

Adaptability is built in—the guest pavilion can shift between rental accommodation, multigenerational suite, office or wellness studio. Courtyard and pool placement can adjust to different orientations or block shapes and the garage can flex into a teen hangout or additional living area, ensuring the home evolves with family needs while retaining its modern coastal identity.

Guest pavilion with bedroom, living, bathroom and kitchenette.



Built-in bench seating.

Master suite retreat offers privacy and passive surveillance to pool area.

Raised deck connected to above ground pool.

Large opening doors maximise cross-flow ventilation for natural temperature control.

Undercover outdoor dining connects easily to kitchen and garden.

Easy access from garage through mudroom and laundry for daily convenience.

A metal batten screen and courtyard garden make for a private street entry.

Design features

1—Architectural apertures

Windows and openings are designed to maximise natural light and airflow, using expressive framing and shading elements that add architectural character and coastal calm.

2—Weatherboard exterior

The facade typically features weatherboard cladding with deep shadow lines to add coastal charm without the maintenance of traditional timber.

3—Warm colours

A palette of warm whites, neutrals or pastels for the exterior, accented by muted pastel and citrus tones, evokes coastal optimism and is balanced by chalky matte finishes for a calming counterpoint.

Construction considerations

1—Hood awning

Slim Aluminium hood awnings provide shade and horizontal definition. Available from leading Australian manufacturers, awnings should be detailed to integrate cleanly with window and cladding junctions, delivering sun control without visually loading the facade.

2—Cladding to garage doors

Clad garage doors support seamless facade continuity. Many Australian garage door systems accommodate lightweight finishes. Axon™ Cladding, at approximately 13kg/m², enables consistent material expression across panel lift and segmented doors when approved—reach out to our technical team for further advice.

3—Decorative aluminium battening

Aluminium battens add texture, screening, and filtered coastal light. Commonly used at entries, screens, and upper levels, batten layouts should align with framing behind cladding and soffits to ensure clean junctions and structural support.

4—External light mounting

Subtle lighting enhances material texture and coastal night time ambience. Wall mounted fittings highlight cladding rhythm and surface variation. Provide suitable framing support (stud or nogging) to secure the light to and seal all penetrations using Hardie™ Joint Sealant to help maintain facade durability.

5—External tiling for outdoor showers

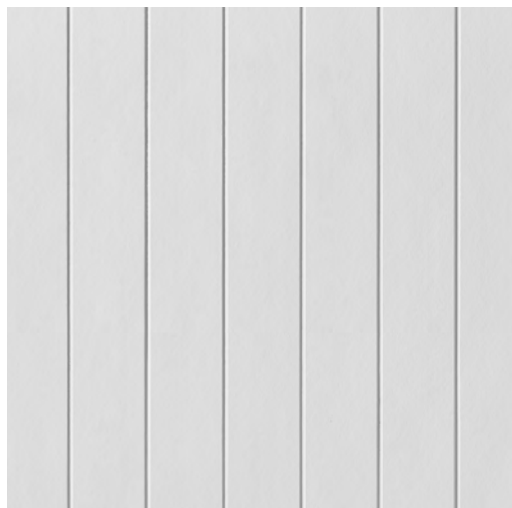
Outdoor showers are a defining coastal feature. EasyLap™ Panel installed to framing at 450mm centres supports external tiling up to 50kg/m². Provide clear base drainage and manage water capture to code, particularly where hot water services are installed. Cold water layouts typically simplify detailing.

[EasyLap™ Panel External Tiling Application Guide](#)



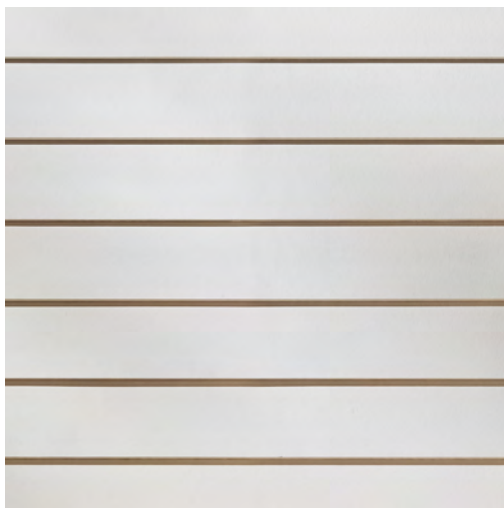
Cladding solutions

Cladding layers breezy weatherboards with smooth and textured contemporary profiles, enabling exteriors that capture coastal optimism while supporting durability, airflow and relaxed indoor–outdoor living.



Axon™ Cladding 133mm Smooth

The narrow groove spacing of Axon™ Cladding 133mm Smooth delivers a v-shaped groove detail for crisp vertical lines. Its clean profile captures classic beach house charm.



Linea™ Weatherboard

Linea™ Weatherboard delivers clean horizontal lines and deep shadowing, adding coastal charm with minimal maintenance. Its Hardie™ fibre cement durability suits coastal climates, while its crisp finish enhances light-filled, breezy Modern Coastal exteriors.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.



Hardie™ Brushed Concrete Cladding

Hardie™ Brushed Concrete Cladding brings an organic, flowing texture and adds depth and character to any home, creating a natural look that is perfect for coastal environments.



NEW Hardie™ Gravis™ Panel (AAC)

Hardie™ Gravis™ Panel pairs seamlessly with Hardie™ fibre cement cladding to support modern mixed-material designs, offering energy efficiency, design versatility and curved applications.

Shown in Dulux Acratex® Mediterranean Classique Coarse.

Materials & textures

A layered material palette combines timber, stone and limewashed surfaces with woven fibres and brushed metal accents. Smooth finishes meet textured elements, creating depth, tactility and a relaxed, refined coastal atmosphere.



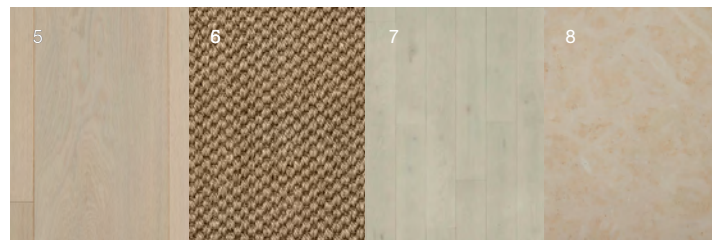
From Rebecca:

‘To create the spirited, lived-in feeling of Modern Coastal, think of layering materials and textures like weathered timbers, matte renders and stone tiles. This will perfectly balance the breezy coastal aesthetic with a more refined, enduring interior.’



Exterior

- 1 [PVC Decking, Vintage Collection](#), Coastline, **TimberTech**
- 2 [Premium Bluestone Stepping Stone](#), **RMS Traders**
- 3 [Newport Matte White Small Square Tile](#), **Tilecloud**
- 4 [Green Sukabumi Blai Stone Pool Mosaic](#), **RMS Traders**



Flooring

- 5 Alta Engineered Floorboards, Kustom Timber
- 6 Graphite Sisal, The Natural Floorcovering Centre
- 7 Nueve European Oak Floorboards, Tongue & Groove
- 8 Insernia Natural Stone Tiles, Artedomus



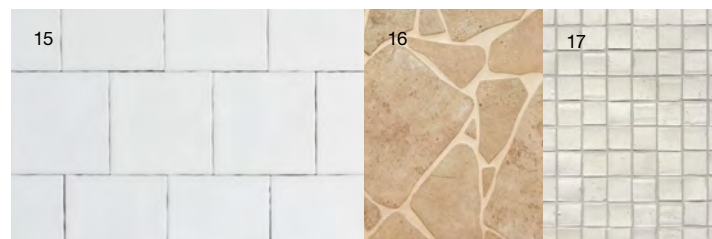
Windows / Walls

- 9 Bone Limewash Interior Paint, Bauwerk Colour
- 10 Brushed Nickel Trim
- 11 Cashmere Interior Paint, Porter's Paints



Cabinetry

- 12 Laminex Whitewashed Oak, Laminex
- 13 Laminex Porcelain Blush, Laminex
- 14 Laminex Coolum Sand, Laminex



Tiles

- 15 [Newport Matte White Small Square Tile](#), **Tilecloud**
- 16 [Clovelly Travertine Look Crazy Paving Tile](#), **Tilecloud**
- 17 [Materia Gesso Mosaic](#), Di Lorenzo Tiles



Textiles

- 18 Ovis Onyx Upholstery, Warwick
- 19 Hampstead Linen Upholstery, James Dunlop Textiles
- 20 Sardinia Curtain, Dune, James Dunlop Textiles
- 21 Salento Curtain, Whitewash, James Dunlop Textiles

08 Japandi

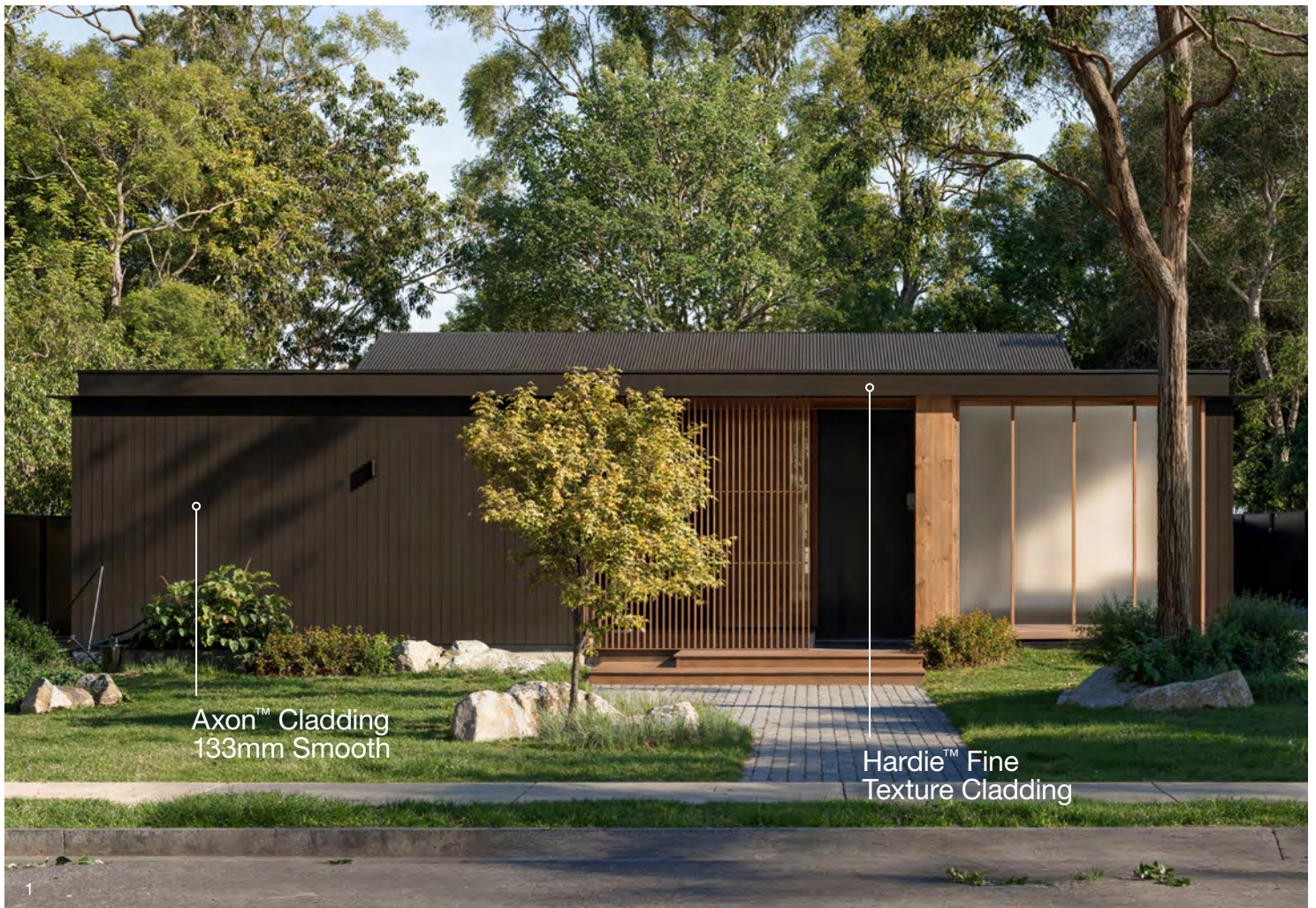
Simplicity is now underpinned by thoughtful design choices and materials, with a focus on durability and adaptability. The style now emphasises clarity, flow and care, blending natural warmth with architectural precision to foster restorative, intelligent homes that seamlessly connect daily rituals with nature.

Japandi is a style of quiet intelligence where simplicity meets precision and every design choice is intentional. Evolving beyond calm minimalism, this look restores balance through simplicity, ease and intention. Embodying creative living principles, Japandi allows spaces to truly reflect who their residents are—inviting imagination through flexible layouts, natural textures and sensory materials. The result is a tactile, uplifting environment for rest and creative reset—a sanctuary that nurtures mindfulness, expression and renewal.

Theme insight

Evolved Living

Japandi prioritises thoughtful simplicity and long-term adaptability, where intuitive flow and passive design deliver high performance with quiet elegance.



- 1 The home's moody, Axon™ Cladding 133mm Smooth grounds the home in its surrounding greenery, while a simple roof line and recessed entry convey a sense of privacy and retreat.
- 2 A central wellness courtyard lined with Hardie™ Fine Texture Cladding brings light and air into the heart of the home, connecting dual wings via a TimberTech deck, and supporting restorative indoor-outdoor living.



Intelligent, calm & restrained

Nature is thoughtfully integrated to support wellbeing, while intuitive layouts respond to daily rhythms with ease.

Multi-use zones and open circulation promote flexibility, while architectural elements regulate light, comfort and privacy. Smart spatial planning and passive design principles, like deep eaves, natural ventilation and strategic shading, help enhance energy efficiency.

The palette is serene and earthy, with greys, greens and warm tones reflecting a symbiotic relationship with nature. Materials are chosen for their durability and tactile simplicity, creating a crafted harmony that feels both tranquil and enduring.

Theme insight

Autonomous Living

With deep eaves, natural ventilation and low-maintenance materials, Japandi is a style that quietly supports wellbeing, independence and energy efficiency.

Theme insight

Creative Living

Japandi celebrates subtle mastery and personal care. Through crafted details, intuitive flow and nature-driven design, it invites emotional connection and creative reflection in everyday rituals.

[Access the full Design Handbook](#) for tips and inspiration on landscaping, interior styling and more.



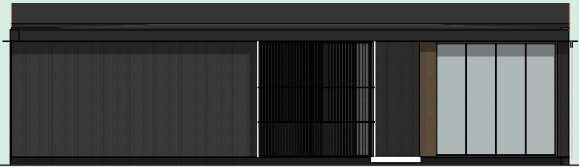
Floorplan

This floorplan blends Japanese and Scandinavian principles, with minimal detailing, to create a home that is optimised for multigenerational family life and supports calm, ritual and quiet Japandi living.



From Justin:

'Japandi is the culmination of Japanese and Scandinavian calm, expressed through architecture. Refined lines, natural materials, biophilic design and quiet spaces that centre your wellbeing and sense of balance.'



The brief

Site & location context

Eltham North, VIC. Melbourne fringe suburb. A cooler, well-ventilated microclimate with warm dry summers and crisp winters.

Homeowner profile

Professional couple, with small children and grandparents who help out with care-giving.

Intended use

Multigenerational living with semi-independent living for grandparents.

The layout

4 bed | 3 bath | 2 car

Japandi layouts are known for their calm, functional zoning and this design uses the arrival point to quietly organise the home. Two separate entries define the main house from a retreat for grandparents with its own sitting area, bedroom and bathroom. A central courtyard with plunge pool and sunken garden connects the retreat and the main living area. The dual-aspect kitchen / dining space also links the courtyard through to the rear garden, strengthening prospect and refuge, a key biophilic design pattern.

Why it works

A layout like this feels serene, intuitive and deeply restorative to live in. It supports privacy for all occupants without fragmenting the home. The central courtyard brings light, air and calm into every zone, maintaining a strong sense of connection throughout the home. Sliding screens blur indoors and outdoors, enhancing fluidity and openness so spaces can feel secure and enclosed while opening out to larger views, supporting wellbeing and relaxation.

Adaptations

This floorplan can easily adapt as a household needs change over time. The grandparents' wing can transform to an office, rental suite or teenagers' sanctuary as needed. The plan can also convert to an L-shape for narrower blocks, ensuring adaptability without losing the home's Japandi character.

Dual-aspect living with views to both the courtyard and rear garden.

Central fireplace that provides a focal point and warmth.

Simplicity with generosity—a butler's pantry is functional and keeps the main kitchen area calm and free of clutter.

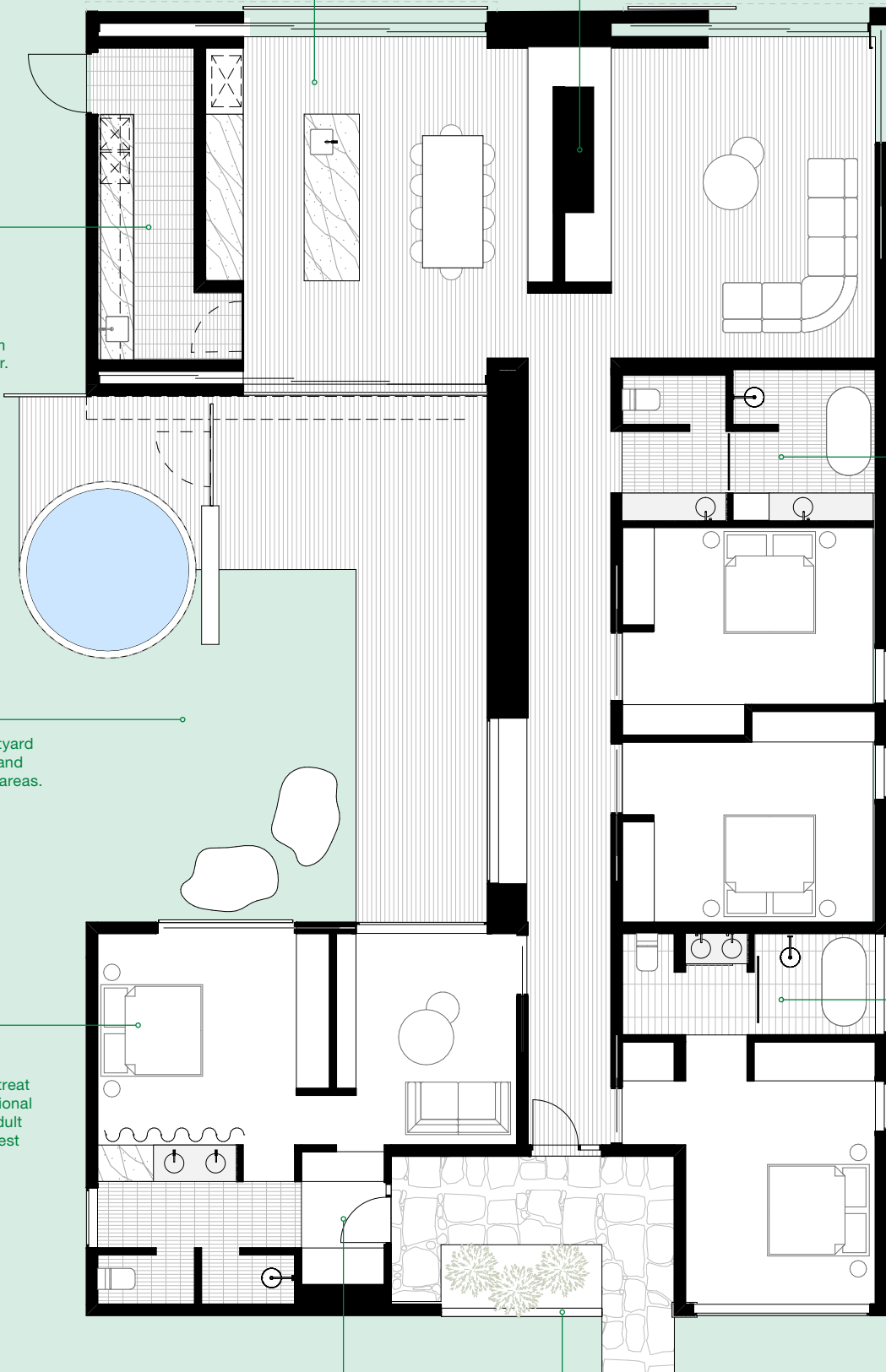
Connective courtyard between retreat and communal living areas.

Adaptive spaces can be used as grandparent's retreat in a multigenerational household, for adult children or as guest accommodation.

Bathrooms with separation between toilet, shower and vanity means each space can be used by different people at the same time.

Separate secure entry to semi-independent retreat.

Screened entry, for privacy from the street.



Design features

1—Refined minimalism

Simple, precise structures with clean lines and deep overhangs help offer weather protection. Roofs can be flat, gabled or hipped, and are designed to regulate light and comfort, supporting Japandi's calm, intelligent aesthetic.

At the rear of the home, Japandi's raked roofline is accentuated by vertical Axon™ Cladding 133mm Smooth, with natural timber accents framing a connection to the outdoors, reinforcing the home's ethos of tranquility and calm.

2—Natural-look exterior

Facades feature natural-look materials in warm or moody tones, reflecting Japanese and Scandinavian influences. Textured finishes and subtle detailing foster a grounded connection with the surrounding environment.

4—Indoor-outdoor flow

Design features like sliding screens, courtyards and covered walkways blur boundaries between inside and out. These elements support daily rituals and restore wellbeing through gentle transitions and natural light.

Construction considerations

1—Cladding to feature timber junctions

Cladding to timber junctions should read as deliberate, calm transitions. Integrate cladding with feature timber by flashing behind the junction and sealing between materials using Hardie™ Joint Sealant or a colour matched external grade polyurethane sealant to maintain a refined, low contrast finish. Ensuring a continuous wall wrap or membrane behind the cladding will contribute to weather tightness.

[External Cladding Solutions](#)

2— Deep fascia solutions

Deep fascia profiles reinforce the strong horizontality central to Japandi design. James Hardie offers multiple solutions, including Stria™ Cladding Smooth - 405 for a bold, smooth fascia expression, or Hardie™ Fine Texture Cladding for fascia panels up to 1200mm high, delivering either smooth or lightly textured finishes.

3—Aluminium window hoods

Aluminium battens introduce rhythm, screening, and controlled light. Often used at entries, screens, and upper levels, batten layouts should be coordinated with framing behind cladding and soffits to achieve clean junctions and discreet structural support.

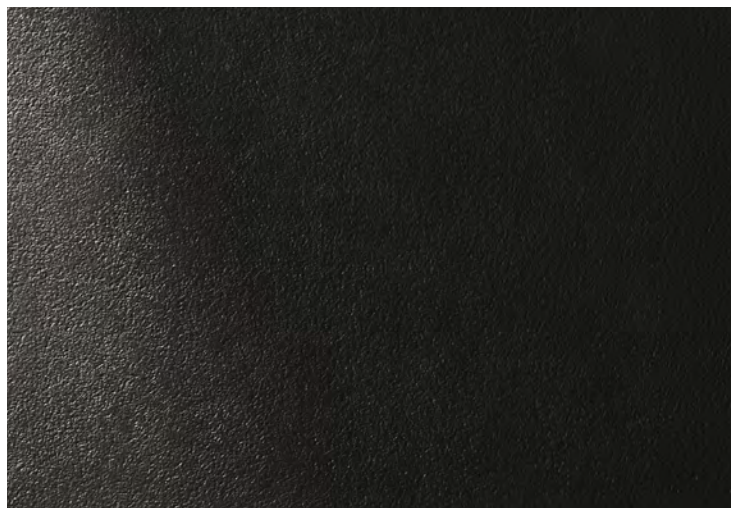
4—Floor to ceiling window detailing

Floor to ceiling windows reinforce the calm, minimal expression of Japandi architecture. These openings require early coordination to ensure framing, cladding terminations, and flashings align cleanly with the window system. Careful base detailing, weather management, and concealed fixings help maintain a refined, uninterrupted facade line.



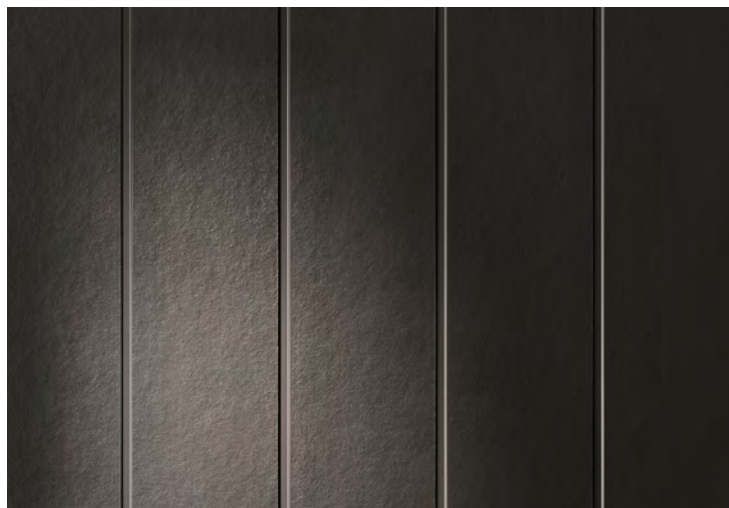
Cladding solutions

Japandi's refined structure supports a range of considered cladding treatments, allowing personalised expression while maintaining calm, cohesive aesthetics suited to different contexts.



Hardie™ Fine Texture Cladding

Hardie™ Fine Texture Cladding offers a matte, rendered finish that complements Japandi's minimalist aesthetic. Its subtle texture adds warmth and depth, pairing beautifully with natural materials and serene colour palettes.



Axon™ Cladding

Axon™ Cladding delivers clean, vertical lines that support Japandi's emphasis on refined geometry and flow. The smooth surface helps create calm, uncluttered exteriors with enduring appeal.

All Hardie™ fibre cement is Australian made and a wide range of our products are GreenRate™ Level A certified. All Hardie™ residential exterior cladding has a standard 25-year warranty period.



Discover which Hardie™ fibre cement products are GreenRate™ certified.



Hardie™ Brushed Concrete Cladding

The embedded brushed concrete finish adds warmth and depth to the facade, delivering a look ideal for Japandi homes. Also perfect for creating a visually dynamic twist on the board and batten look with Hardie™ Axent™ Trim.



NEW Hardie™ Gravis™ Panel (AAC)

Hardie™ Gravis™ Panel pairs seamlessly with Hardie™ fibre cement cladding to support modern mixed-material designs, offering energy efficiency, design versatility and curved applications.

Shown in Dulux Acratex® Super Trowel 2mm.

Materials & textures

A palette of soft neutrals, warm timber and earthy tones creates a calm, organic base. Tactile finishes and subtle contrasts add depth, with light shaping a restorative, balanced space.



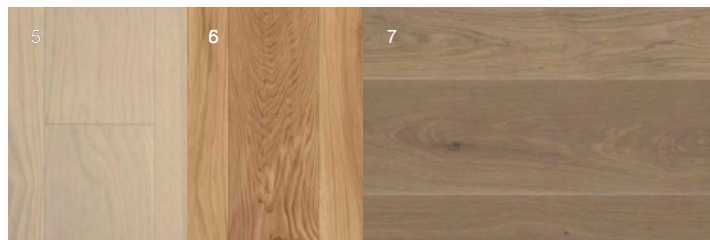
From Rebecca:

‘When selecting Japandi materials, focus on balancing natural textures with refined, precise finishes. Layer subtle contrasts to create quiet sophistication, so everyday spaces feel grounded, restorative and timeless.’



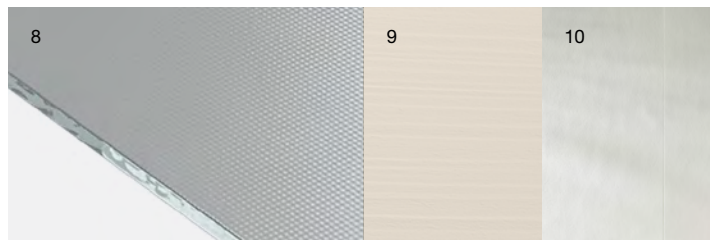
Exterior

- 1 [Bordeaux Bluestone Cobblestones](#), **RMS Traders**
- 2 [Premium Bluestone Stepping Stone](#), **RMS Traders**
- 3 [Haddon Matte Black Medium Square Tile](#), **Tilecloud**
- 4 [PVC Decking, Vintage Collection](#), **Weathered Teak**, **TimberTech®**



Flooring

- 5 Chablis PurePlank 2.0 Floorboards, Havwoods
- 6 Aspen Raw 13 Character Floorboards, Havwoods
- 7 Habit Range, Canvas Floorboards, Kustom Timber



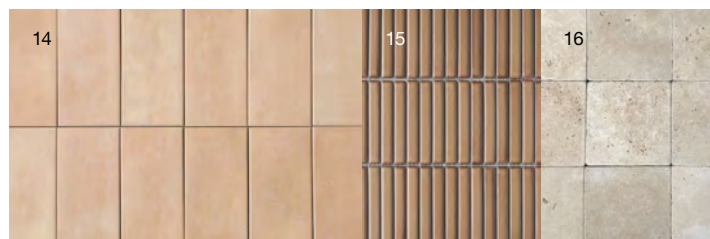
Windows / Walls

- 8 Satinlite Decorative Glass, Veridian Glass
- 9 Double White Sand Paint, Porter's Paints
- 10 [Hardie™ Fine Texture Cladding](#), **James Hardie**



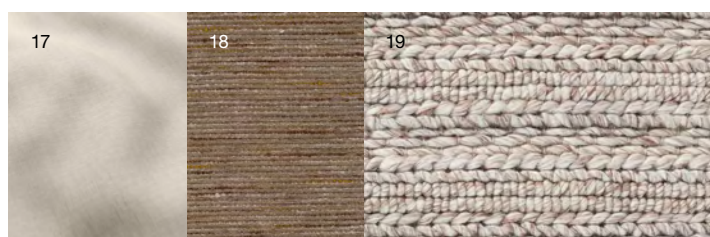
Cabinetry

- 11 Blackened Oak Laminate, Polytech
- 12 American Walnut Costato Veneer, Havwoods
- 13 Avorio Natural Stone, Artedomus



Tiles

- 14 [Northbridge Peach Terracotta Look Subway Tile](#), **Tilecloud**
- 15 [Coogee Antique Brown Matte Kit Kat Mosaic Tile](#), **Tilecloud**
- 16 [Travertine Tuscan Cobblestones](#), **RMS Traders**



Textiles

- 17 Kyoto Linen Curtains, James Dunlop Textiles
- 18 Dicaprio Cinamon, Upholstery, Warwick
- 19 [Natural Astrid Hand Woven Rug](#), **Temple & Webster**

James Hardie

We are the #1 cladding brand in Australia producing high-performance building products. Our goal is to empower homeowners and building professionals to achieve their dream home, with quality solutions that enable endless possibilities for design and aesthetics, while also delivering trusted protection and long-lasting beauty.

Australian Made for Australian Homes

James Hardie has proudly provided Australian-made building products to the market for over 100 years. Our vision is to inspire how communities design, build and grow. To achieve this, we are committed to ensuring that homeowners and trade professionals can always rely on the quality of our products. By making our fibre cement in Australia, we proudly support and grow local manufacturing capability, help create jobs, strengthen local industries and bolster surrounding communities.



Sustainability Practices

As sustainability expectations rise and 7-star energy standards reshape Australian housing, homeowners and trade professionals are seeking resilient, responsibly made materials. James Hardie offers a range of Hardie™ fibre cement cladding products with GreenRate™ Level A certification—the highest Global GreenTag™ rating—supporting energy-efficient, compliant construction. Proudly Australian made, Hardie™ cladding helps reduce transport emissions, supports local manufacturing and is designed for Australian conditions.



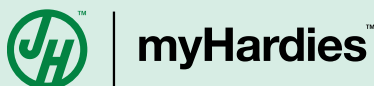
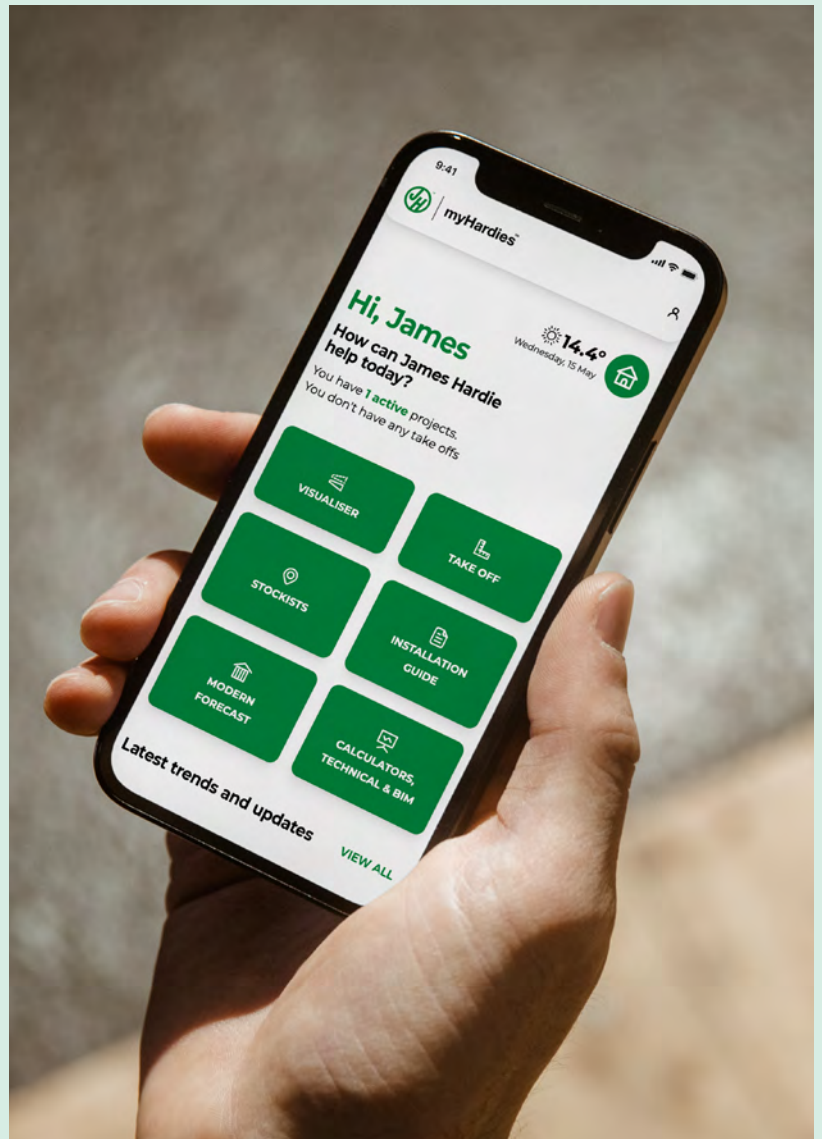
Discover which Hardie™ fibre cement products are GreenRate™ certified.

myHardies™ for industry professionals

myHardies™ is a free digital platform from James Hardie, designed to support builders, contractors and installers from early planning through to installation. It brings together practical tools, technical resources and expert support to help streamline decision-making, reduce risk and improve build efficiency.

Used alongside this Trade Handbook, myHardies™ helps turn design direction into buildable, site-ready outcomes—supporting better delivery, fewer surprises and stronger project results. myHardies™ helps you:

- Save time when quoting with a free take-off service for uploaded plans
- Improve accuracy by reducing estimating errors and product uncertainty
- Visualise exterior outcomes using cladding profiles and colour combinations
- Access up-to-date technical information including specs, system details and installation guidance
- Build with confidence through expert advice, training and compliance support
- Communicate more clearly with homeowners around design intent and material choices
- Access to an energy efficiency service, technical library, BIM content and calculator tools



[Click here](#) to sign up to myHardies™ for more information.



A total exterior cladding solution

Hardie™ Architectural Collection

With Hardie™ Architectural Collection,
It's Possible™ to make modern like never before.

We've taken design versatility to a new level. The Hardie™ Architectural Collection combines the renowned durability and product performance of our existing exterior cladding portfolio, with new distinctive textures and profiles, to transform the way Australia builds modern homes. Created to complement each other, this curated collection offers endless design possibilities, so you can build modern homes from the ground up, with confidence.

The Hardie™ Architectural Collection offers a modern, simple integrated solution of selected Hardie™ fibre cement products and Hardie™ accessories to deliver modern looks with the trusted protection and lasting beauty of Hardie™ fibre cement technology. As architectural trends evolve, this collection empowers homeowners and trade professionals to design and build modern, resilient homes that are built to last and invite joy, creative expression and connection.



Stria™ Cladding Fine Texture



Stria™ Cladding Smooth



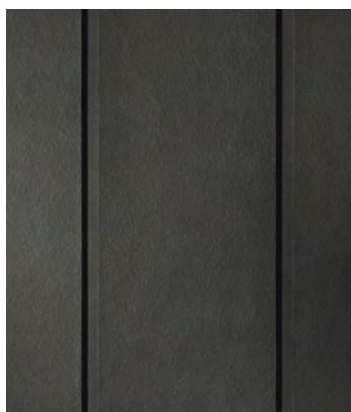
Hardie™ Brushed Concrete Cladding



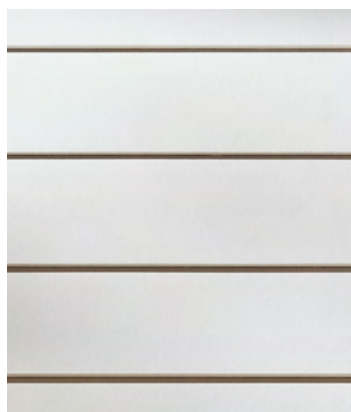
Hardie™ Fine Texture Cladding



Axon™ Cladding



Hardie™ Oblique™ Cladding



Linea™ Weatherboard



Matrix™ Cladding

Introducing **NEW** Hardie™ Gravis™ Panel (AAC)

Build modern mixed-material homes with one trusted brand.

The introduction of Hardie™ Gravis™ Panel marks an important evolution in how modern Australian homes can be built with Hardie™ products. By bringing autoclaved aerated concrete (AAC) and fibre cement exterior wall solutions together under one trusted brand, James Hardie offers a complete exterior wall solution for builders, installers, designers and architects delivering modern mixed-material homes.



Dulux Acratex® Coventry®
Coarse Steel Trowel Applied



Dulux Acratex® Mediterranean
Classique Coarse



Dulux Acratex®
Super Trowel 2mm



Dulux Acratex® Contempo
Advance® Coarse

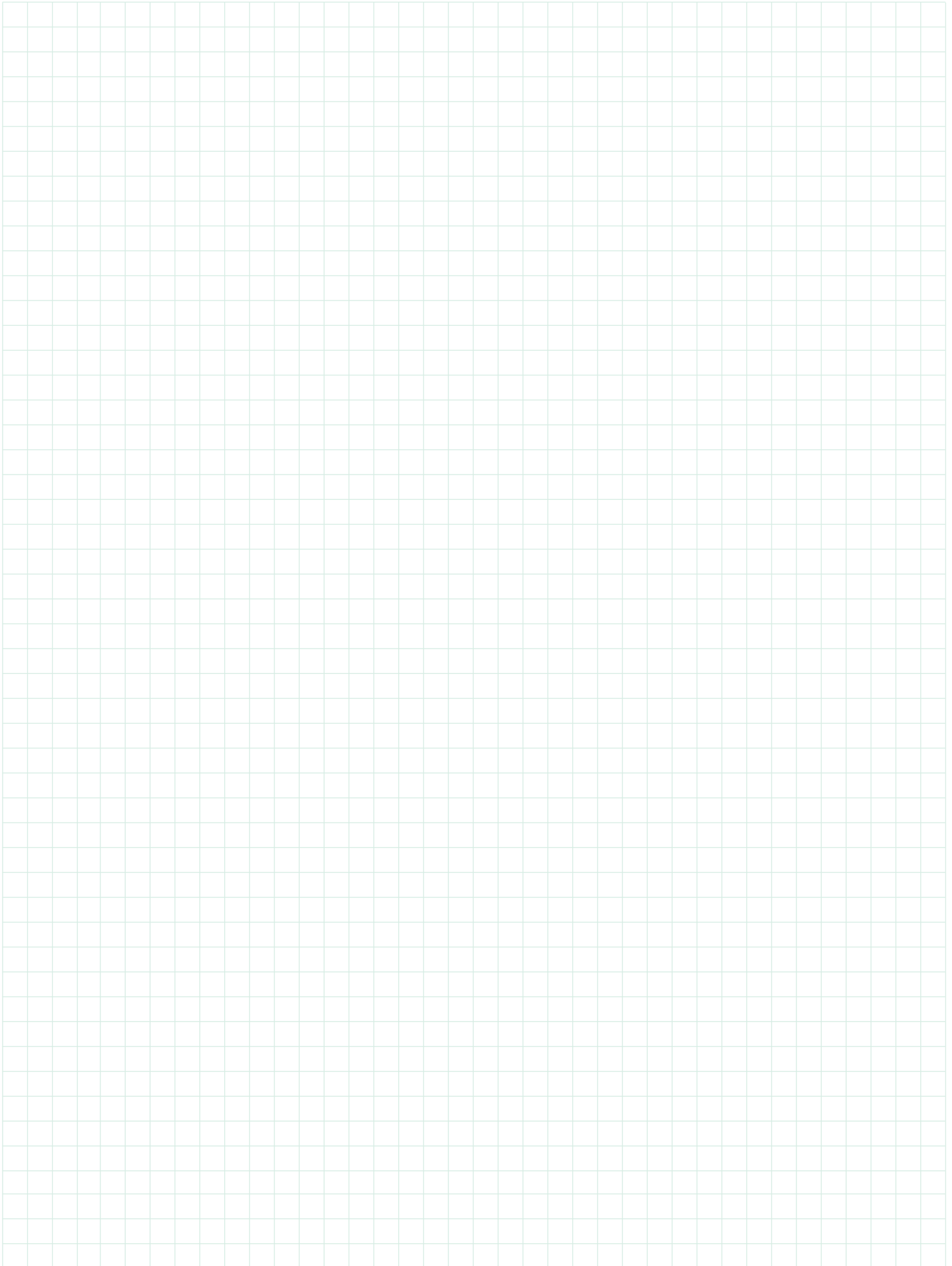
Brand partners

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Notes





Explore the Hardie™ AI Visualiser

Visualise, customise and communicate your design vision with Hardie™ products and the latest modern home styles from the James Hardie Modern Homes Forecast 2026.

jameshardie.com.au

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