LAYERED LIVING

THE HIGH LIFE

An innovative interpretation of the classic Queenslander, this unique home responds intelligently to the steep site

Collina, which in Italian means a gentle, rolling hill, is a newly-built contemporary residence that has been thoughtfully designed for 21st century living – and its challenging, sloping corner block in Brisbane's north.

Designed by bda Architecture in conjunction with Merge Interior Design, and masterfully executed by O'Shea & Sons Builders, Collina sits comfortably within its tightly constrained 405m² site and responds intelligently to the topography. By navigating the site's steep descent with a tiered layout that steps down with the fall rather than resisting it, the result is a highly functional and visually balanced home with enhanced liveability.

Collina reinterprets the traditional forms of the Queenslander within a modern context. It does so by responding to the street's character with a design that adopts familiar proportions and rooflines, thereby maintaining harmony with the heritage streetscape.

Photography: Shoot For Sell

Functionality is key to the home's success. A centrally located lift ensures seamless accessibility across all levels, future-proofing the residence while improving day-to-day usability. Circulation is intuitive, with clear zoning between garage, living, and private spaces, all aligned to suit the steep site conditions. Living areas are positioned at the upper levels to capitalise on light and outlook.

The home's orientation and carefully considered spatial planning maximises its elevated northside position, capturing natural light, prevailing breezes, and expansive views from every level. To block out the harsh western sun, there are moveable vertical aluminium screens.

Collina demonstrates innovation in both design and construction. The home reinterprets traditional forms to suit a steep site, incorporating modern materials and construction techniques. Innovative engineering solutions were implemented to address the slope, including integrated retaining systems that maximise usable land without compromising structural integrity.

Durable, low-maintenance materials, in particular, aluminium, were used to withstand the weather and minimise ongoing maintenance, contributing to long-term sustainability and serviceability. The aluminium elements also reinforce the home's contemporary aesthetic.

Both inside and out, the home reflects a high level of craftsmanship, with exceptional attention to detail evident throughout. Premium finishes, including custom cabinetry, designer bathrooms, feature staircase elements, and high-quality glazing, have been executed with precision.

Interior spaces are defined by contemporary elegant and expressive, tactile materiality.

The kitchen and bathrooms are conceived as layered, textural environments that extend the facade's architectural language, creating a dialogue between exterior and interior.

The kitchen is the undeniable heart of home, acting as a visual anchor as well as a practical workspace for family meals and entertaining. Warm, neutral hues allow materiality to take precedence, with subtly veined natural stone surfaces adding depth.

Finely crafted custom joinery softens the composition through timber tones and tactile finishes, while a layered palette of stone, timber, brushed metals, and textured cabinetry generates an interplay of surfaces that ensure the kitchen and adjacent dining area feels grounded, refined, and inviting.

Extensive, cleverly designed concealed storage maintains a clean, uncluttered aesthetic while a pefrectly positioned butler's pantry provides additional prep space and discreet housing for appliances.

A bar, integrated into the joinery, is a chic entertaining feature – revealed when in use and elegantly hidden when not. To encourage indoor-outdoor living, the open-plan kitchen flows out to the balcony, barbecue area, and alfresco dining space with the expansive city views providing a striking backdrop.

The same design language is seamlessly carried through to the bathrooms. Large-format tiles establish a calm, timeless base complemented by feature stone and warm cabinetry. Subtle contrasts between matte and polished finishes add visual interest while preserving the serene, restorative ambiance.

Lighting plays a key role in the bathrooms. Soft ambient illumination accentuates the textures of both the stone and joinery, while carefully placed feature lighting introduces sculptural elements that engage the eye.

Despite the myriad challenges, O'Shea & Sons Builders successfully delivered the project through meticulous planning and coordination. The result is a highly resolved multi-level home that overcomes significant constraints without compromise and delivers an outstanding outcome for the owners who will enjoy Collina for years to come.

more info?

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