



THE HOUSES
ALL FEATURE
A MIXED
MATERIAL
PALETTE
INCLUDING
EXPOSED
BRICKWORK,
VERTICAL
CLADDING
AND EXPOSED
CONCRETE.

**FACT
FILE**

THE PLANS FOR THIS THOROUGHLY MODERN DEVELOPMENT IN THE HEART OF HISTORIC FREMANTLE CAPTURED THE HEARTS OF VOTERS IN THE BDWA PEOPLE'S CHOICE AWARD AND NOW THE DREAM HAS BECOME A REALITY, EXCEEDING ALL EXPECTATIONS.



INDUSTRIAL REVOLUTION

THIS AWARD-WINNING DEVELOPMENT
IN FREMANTLE MARRIES LUXURY LIVING
WITH SUSTAINABILITY.

STORY: Kristen Watts PHOTOGRAPHY: Dion Robeson

WHEN BLINCO, a boutique housing development with a masterfully united industrial and historic vibe, captured the hearts of voters in last year's Building Designers Association of WA awards, it was nothing more than plans on paper.

Less than a year after netting the People's Choice Award, the project - which was designed by Dalecki Design and built by Kre8 Constructions WA - has come to fruition. The result is as spectacular as everyone dared imagine it could be.

The development is home to four luxury, double-storey houses all with energy ratings above seven stars. Its edgy modern industrial design epitomises the features of the older warehouses found throughout Fremantle.

The three-bedroom homes, carefully designed to harmonise with one another, still have their unique differences. Each has a functional layout with lots of amenity and a superb collection of materials.

Part of their charm comes from the location, positioned a short walk from Monument Hill and Booyeembara Park and the cafes and bars on George Street.



EDGY MODERN
INDUSTRIAL
DESIGN
EPITOMISES
THE FEATURES
OF THE OLDER
WAREHOUSES
FOUND
THROUGHOUT
FREMANTLE.

We love ♥

THE EXPOSED CONCRETE CEILINGS WHICH CONTRIBUTE DRAMATICALLY TO THE INDUSTRIAL VIBE.

Dalecki Design was briefed to design four houses to sit comfortably within the historic local context whilst still clearly displaying a point of difference by utilising modern, sustainable yet cost-effective materials.

All four houses are exposed to the northern aspect with a strong focus on indoor-outdoor connection.

While the four houses are unique, with each designed to maximise the potential of the individual site, there are significant similarities, which helped to keep construction costs down.





tip:

Dark feature bricks are chic and tie in perfectly with an industrial theme.

THE DETAILS

BUILDER:
KRE8 CONSTRUCTIONS

DESIGNER:
DALECKI DESIGN

TIMBER:
WORLDWIDE TIMBER TRADERS

BRICKS:
MIDLAND BRICK

CONCRETE:
VIRTSCAPES

GYPROCK:
CSR LIGHT WEIGHT SYSTEM

FLOORED

Polished concrete is easy care, durable and the patina develops further over time.



We love ♥

THE CLEVER USE OF MIXED MATERIALS ON THE EXTERIOR OF THE PROPERTY AND THE INTEGRATION OF CURVES AND GREENERY.



BATHROOM

Attention to detail in the interior design of the bathrooms pays dividends. We love the black accessories.





THE EXPOSED
CONCRETE
MAKES AN
APPEARANCE
ON FLOORS,
ON SOME CEILINGS,
IN WET AREAS
AND ON THE
EXTERNAL
FACADE.



The houses all feature a mixed material palette including exposed brickwork, vertical cladding and exposed concrete.

The exposed concrete makes an appearance on floors, on some ceilings, in wet areas and on the external facade.

Greenery has been cleverly incorporated into the design of the front elevations to soften the appearance of the hard, raw materials.

The overall design has a clean modern aesthetic with feature curves paying homage to the historical architecture of Fremantle.