

9TH YARD

HOUSE D



Welcome to 9TH YARD

Nestled into its regional landscape, House D draws inspiration from the natural rhythm of the Australian countryside—soft curves, enduring textures, and a quiet harmony between built form and open space.

This thoughtful 4-bedroom sanctuary unfolds along a central corridor, guiding light from gallery entry and spiral staircase through connected living zones to lush, integrated outdoor realms.

Muted beige palettes, polished concrete floors, and textured finishes create timeless warmth, while timber cladding and vertical seams lend subtle sophistication to the curated façade.





It takes a VILLAGE

It truly takes a village to create something this special.

House D is a unique piece of architecture, thoughtfully brought to life through close collaboration with the best local talent available:

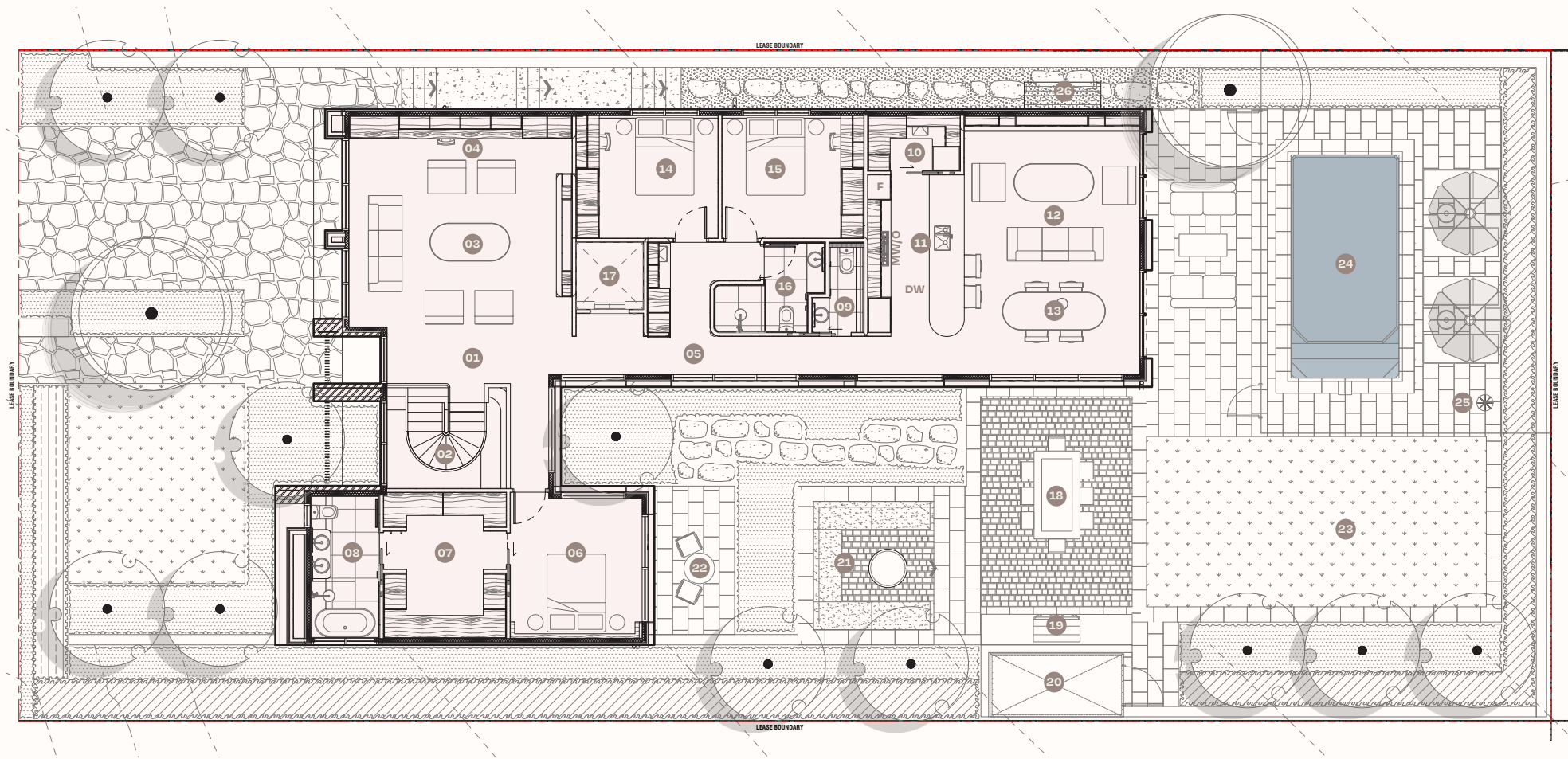
- Architecture by Raw Process Design
- Landscape Architecture by ALDA
- Architectural Lighting by Integral Lighting
- Structural Engineering by HPCE
- Finishes & Fixtures by Blackrock & Harvey Norman Commercial

We are also proud to partner with your local high-end residential builder, ensuring every detail is executed with precision and care.

The result is more than a home; it's a quietly exceptional residence, designed with humility and delivered with uncompromising quality, ready to enrich its place and the lives within it.



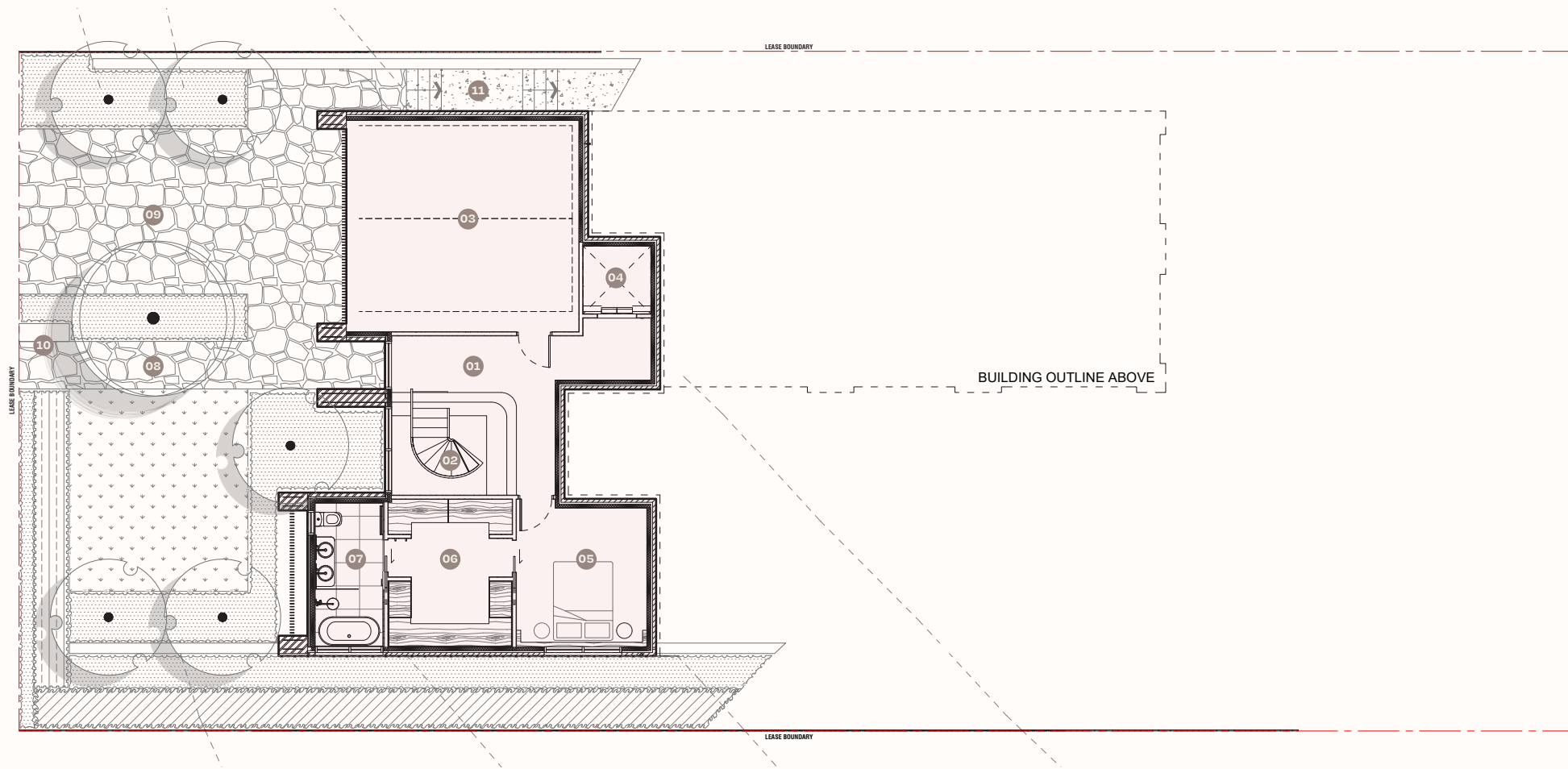
Floor Plan - Upper Ground



- | | | | | |
|-------------------|----------------------|----------------------|------|-------------------------|
| 1. Entry | 10. Butler's Pantry | 19. Outdoor Kitchen | DW | Dishwasher |
| 2. Staircase | 11. Kitchen | 20. Garden Shed | F | Fridge |
| 3. Sitting Room | 12. Living | 21. Sunken Lounge | MM | Washing Machine / Dryer |
| 4. Office | 13. Dining | 22. Master Courtyard | MW/O | Microwave / Oven |
| 5. Hall | 14. Bedroom A | 23. Turf Area | | |
| 6. Master Bedroom | 15. Bedroom B | 24. Pool Area | | |
| 7. WIR | 16. Bathroom | 25. Outdoor Shower | | |
| 8. Ensuite | 17. Lift | 26. Clothes Line | | |
| 9. Powder Room | 18. Covered Alfresco | | | |



Floor Plan - Lower Ground



- 1. Entry
- 2. Staircase
- 3. Double Garage
- 4. Lift
- 5. Master Bedroom
- 6. WIR
- 7. Ensuite
- 8. Entry Pathway
- 9. Driveway
- 10. Turf Area
- 11. Mailbox & Signage
- 12. Access To Rear



Gallery Entry

The gallery entry to House D creates a dramatic yet welcoming first impression. Opening into a generous double-height void, the space is filled with abundant natural light from striking double-height glazing that seamlessly connects the upper and lower levels.

A sculptural spiral staircase takes centre stage, its base thoughtfully designed as an internal garden filled with lush indoor plants, bringing a soft, natural warmth upon arrival. The entry also offers convenient lift access to the upper ground floor.

Upstairs, a spacious flex room provides a large sitting area with feature joinery and a dedicated study space. Bathed in natural light from extensive glazing and softened by linen curtains, this versatile area offers the perfect setting for relaxation, work, or an additional television or feature art display.

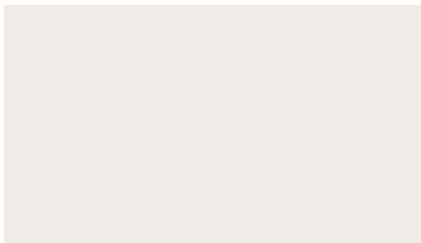
This is more than an entrance, it is a serene, light-filled threshold that beautifully sets the tone for the entire home.



Gallery Entry



Study



Kitchen & Dining

At the heart of House D lies a kitchen crafted for effortless elegance and everyday functionality. A generous limestone-finished island bench takes centrestage, its timeless texture paired with antique brass fittings and faucets from Faucet Strommen for subtle sophistication.

Laurel oak cabinetry brings warm, natural contrast, while integrated appliances maintain clean, minimalist lines.

Thoughtfully designed with a functional layout and expansive walk-in pantry, the space flows seamlessly into living areas.

Raked ceilings with a highlight window above flood the room with natural light, complemented by a bespoke lighting design that enhances ambiance and detail.

Every element is considered: concealed storage, refined finishes, and a palette that feels both grounded and luxurious; creating a kitchen that is as practical as it is beautiful.



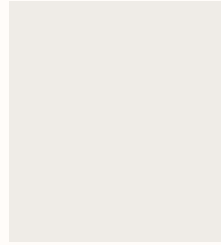
Kitchen & Dining



Kitchen & Dining



Kitchen & Dining



Master Suite

The master suite, accessed from the gallery space, offers a serene private retreat bathed in natural light.

Full-height windows on two sides frame captivating views of the feature garden and expansive landscape beyond, while an adjacent private courtyard invites quiet outdoor moments.

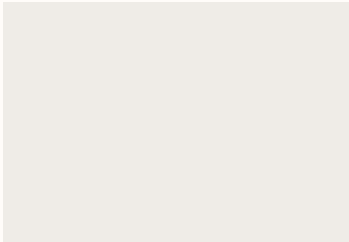
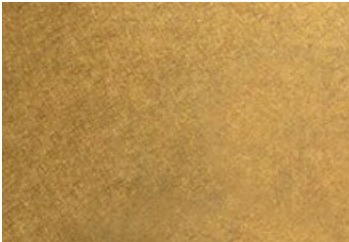
An integrated bedhead with subtle feature lighting creates a warm, ambient glow, enhancing the room's calm sophistication. The walk-in robe provides generous, beautifully lit storage with rich laurel oak finishes that bring enduring warmth and elegance.

The ensuite is designed for effortless luxury; a thoughtful his-and-hers layout, a dedicated bath area, large-format stone tiling, complementary laurel oak accents, and antique brass fixtures and fittings that tie the space together with refined detail.

This is a sanctuary of privacy, light, and quiet luxury; where architecture and landscape converge for moments of true calm.



Master Suite



Master Suite



Master Suite



Bedroom & Bathrooms

The bedrooms in House D are designed as calm, private sanctuaries, tucked away from the corridor for quiet seclusion. Each room features integrated cabinetry providing generous clothing storage, complemented by a built-in study desk with overhead cabinetry for functional, clutter-free living. Soft carpeted flooring and 2400mm ceiling heights create a sense of space and understated elegance.

The bathrooms mirror the ensuite's refined approach: large-format stone tiling, laurel oak accents, and antique brass fixtures and fittings deliver timeless sophistication. Thoughtful layouts ensure practicality and luxury, with ample natural light and ventilation enhancing the serene atmosphere.

Together, these spaces offer effortless daily living; private, well-organised, and beautifully detailed where every element supports rest, focus, and quiet enjoyment.



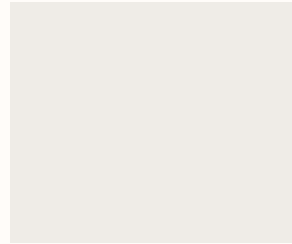
Bedroom & Bathrooms



Bedroom & Bathrooms



Laundry



Our Project Team



Raw Process Design – Architecture Partner

Led by Director and registered Architect Isaac Wagner, Raw Process Design (RPD) is a boutique architecture practice specialising in high-end residential and commercial design with a focus on thoughtful, site-responsive outcomes. Isaac brings over a decade of experience delivering distinctive projects across Australia, with a portfolio that spans single and multi-residential homes, boutique commercial spaces, and adaptive re-use work. His designs are recognised for their clean lines, material honesty, and seamless integration of indoor and outdoor living.

For House D, RPD has curated a refined architectural vision that balances contemporary sophistication with enduring regional character; creating a home that feels both timeless and deeply connected to its place.



Our Project Team



ALDA – Landscape Architecture Partner

Headed by Director and registered Landscape Architect Adam Barker, ALDA Landscape Architecture specialises in all facets of Landscape Architecture and Urban Design. Adam brings over 16 years experience to the 9th Yard team, having successfully delivered a diverse range of projects across Australia.

ALDA's portfolio includes projects relating to:

- Single & Multi-Residential,
- Aged-Care,
- Commercial,
- Educational
- Local government

ALDA Landscape Architecture offers a comprehensive suite of services, from early conceptual design through to council approvals and construction documentation. These services are further strengthened through the use of market leading graphic presentations, 3D modelling, and visualisations.



Our Project Team



HPCE – Structural Engineering Partner

HPCE is a respected Canberra-based structural engineering practice with a proven track record of delivering precise, innovative, and practical engineering solutions across residential, commercial, and infrastructure projects throughout the ACT and NSW.

Led by a highly experienced team of chartered engineers, HPCE specialises in structural design, documentation, and certification for complex and high-value builds.

Their portfolio includes architecturally driven homes, multi-residential developments, commercial structures, and adaptive re-use projects, where they consistently provide robust, buildable solutions that enhance design intent without compromise.

HPCE brings critical expertise to the structural framework, ensuring the home's graceful curves, large spans, and open-plan spaces are supported with elegance and efficiency. Their collaborative approach guarantees that architectural vision and landscape integration are realised with safety, durability, and long-term performance.



Our Project Team



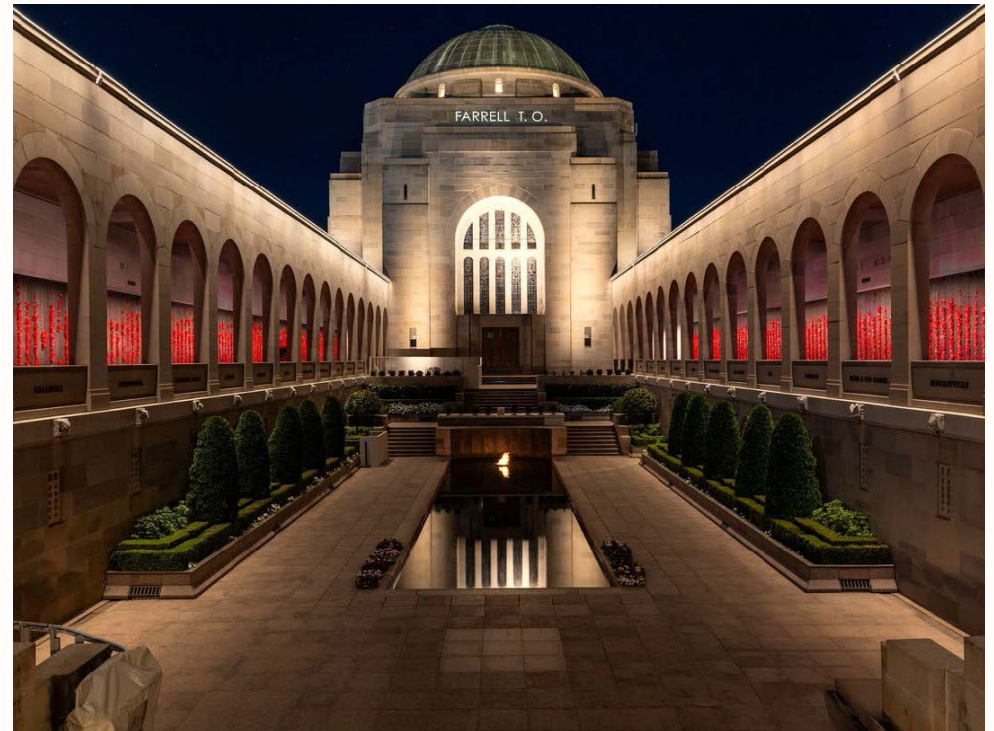
Integral Lighting – Lighting Design Partner

Headed by a team of dedicated lighting specialists, Integral Lighting brings expert architectural and commercial lighting design to the 9th Yard project.

Established in 2013 and based in the ACT, Integral Lighting has built a strong reputation over more than a decade for delivering high-quality, custom lighting solutions across the ACT and Southern NSW.

Their portfolio includes landmark projects such as Old Parliament House, the National Carillon, and Bateman's Bay Aquatic Centre, alongside commercial, office, educational, and infrastructure works.

Integral Lighting offers a comprehensive service from concept design through to specification and documentation, sourcing premium local and international fixtures while prioritising functionality, ambiance, and architectural integration.



Our Project Team

Blackrock

Blackrock Tiles – Finishes & Fixtures Partner

Blackrock Tiles is a respected Australian supplier specialising in high-quality tiles, stone, fixtures, fittings, and finishes for residential and commercial projects.

With a strong focus on premium materials and curated selections, Blackrock Tiles has built a reputation for sourcing exceptional products that combine durability, timeless design, and refined craftsmanship. Their range includes large-format stone tiling, textured and natural finishes, and complementary fixtures that elevate architectural and landscape spaces.

For House D, Blackrock Tiles is providing the carefully selected stone and tiling finishes that anchor the bathrooms, kitchen, and outdoor paving; delivering elegant, enduring surfaces that harmonise with the muted palette and textured aesthetic of the home.



Our Project Team

CLARENCE

FINANCE BROKERS

Clarence Finance Brokers – Financial Partner

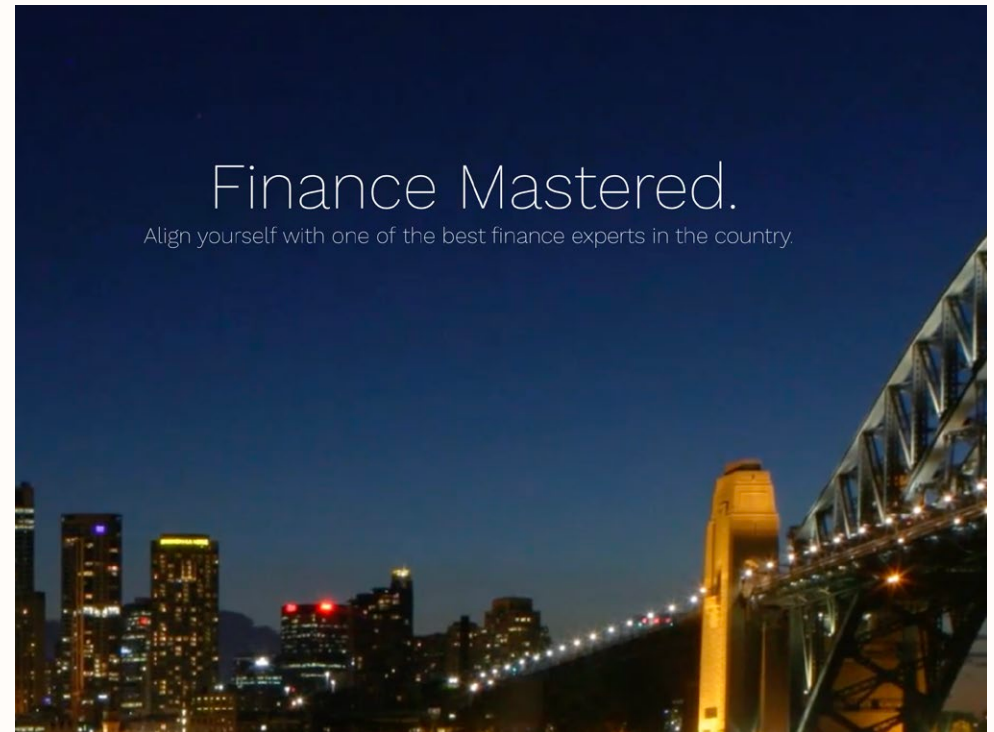
Clarence Finance Brokers takes a holistic approach to finance broking – masters at a solutions-driven approach to funding, giving Australians access to quality financial services and advice.

“Our mission is to assist our clients in planning for their future to obtain their financial goals”

Our brokers believe strongly in creating long-term relationships and listening to each client's individual needs – providing advice tailored to their personal situation.

Key Services:

- Home Loans
- Car Finance
- Superannuation
- Insurance
- Commercial Loans



Our Project Team



Powerhaus Engineering – Energy Consultant

Powerhaus is an award-winning building energy consultancy specialising in NatHERS assessments and whole-of-home compliance, and going well beyond the standard star rating certificate.

Their energy dashboard gives builders, designers and homeowners real-time insight into insulation, shading, heating and cooling loads, and solar performance, turning complex modelling into clear, practical decisions that improve the way homes feel, function and perform.



9TH YARD

HOUSE D

