



AUSTRALIAN
OUTDOOR LIVING

THE ULTIMATE GUIDE

to Outdoor Living
in **WESTERN AUSTRALIA**

Insights and inspiration for living in the Golden State

THE ULTIMATE GUIDE

to Outdoor Living in **WESTERN AUSTRALIA**

Western Australia is a unique state. Our isolation brings us closer together, so even our biggest city (Perth) feels like a small (but growing) community.

We've got a climate that nowhere else can compete with – perfect and mild, with the cold snap not really hitting until late May. And that means plenty of outdoor fun in the meantime. Our lucky combination of great weather and a community atmosphere fosters a casual, laid-back lifestyle here.

It's all about the beach-going. Our beaches are pristine, so we really want to make the most of them. Our shores are lined with BBQ hotspots and parks perfect for picnics. In fact, it's all about outdoor dining here, with our best restaurant scenes lining our golden coast.

With outdoor living a huge part of the west coast lifestyle, houses are all about making the most of that beautiful sunshine. You can see it in Perth's growth along the north-south corridor right along some of the state's best beaches.

In this eBook, we've talked to property experts Todd Schulberg (**Homely.com.au**) and Peter Taliangis (**Professionals Ultimate**) to find out how higher density living is changing the shape of our property landscape.

And to help you make the most of your backyard, we've enlisted design and lifestyle bloggers Clare Hillier (**Checks and Spots**), Jen Bishop (**Interiors Addict**), and Gina Ciancio (**STYLE CURATOR**) to offer us their best backyard landscaping tips.

Finally, we describe how you can make the most of WA's favourite public holiday, Australia Day, and the capital's impressive celebrations.

Here at Australian Outdoor Living, we created this eBook to help you celebrate your state. So get out there and make the most of our wonderful bit of the Great Outdoors!

Scott Gregory
Australian Outdoor Living General Manager, Western Australia



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CLIMATE & THE LAND



① Shark Bay World Heritage Area

② Rottnest Island

③ Karijini National Park

④ The Bungle Bungle Range

⑤ Margaret River Wine Region

⑥ Kings Park

⑦ Cape Arid National Park

WEATHER CONDITIONS



SUMMER

Dry.

Average temperature:
29°C average



WINTER

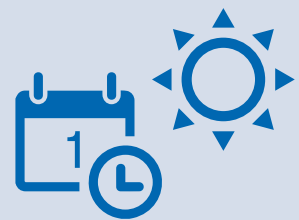
Cloudy.

Average temperature:
12°C average

Western Australia couldn't have a better climate. With such a huge state (it's half the size of Europe and has five climate zones), it's natural to see diverse climates and geography depending on your location. Perth enjoys a Mediterranean climate with warm and sunny days and a short, mild winter. The sea breeze – called the Fremantle Doctor – brings relief from the heat in summer. It's simply perfect for the outdoor lifestyle.

As the second biggest state in the world, Western Australia boasts dry but fertile lands in the south, desert in the east, and tropics in the north (where the seasons are split into wet and dry). In fact, WA's southwest claims more biodiversity per square kilometre than the entire UK. So what are you waiting for? Get out there and explore!

FUN FACT



Western Australia enjoys over 3,000 blue-sky hours and 131 blue-sky days a year!

That makes it the sunniest capital in Australia... and they call Queensland the Sunshine State!

THE FUTURE OF WA PROPERTIES

Australian properties are as popular as ever, but with a growing population and greater demand for homeownership, Aussie blocks are getting smaller.

In fact, West Australian property expert Peter Taliangis, Director of **Professionals Ultimate**, says the days for huge blocks and big backyards are gone.

"The average family home is currently being built on 450-500 m²," he says.

"There's generally enough room for 20 m² of grass, or maybe a fraction more if a two-story home is built. That means pools and tennis courts are slowly making way for an al fresco area and a strip of garden bed."

Todd Schulberg from **Homely.com.au** says this trend towards smaller blocks means people have to rethink how to make their backyards work better for them:

"People are living on smaller blocks and starting to adapt their idea of a dream home to be something a little more versatile and unique ... In the future, an Aussie backyard is more likely to be a balcony with a railing or a very small outdoor area."

And what about Western Australia?

Peter predicts a few property trends to look out for in WA, including a rise in one bedroom apartments and environmentally-friendly homes. Meanwhile, Todd tells us to keep an eye on Canningvale.

"This suburb provides good value and is an affordable entry point with many other suburbs very established and hard to crack," he says.

“

IMPROVING PROPERTY VALUE

"Adding value to your home should be about adding value where you can use it most, not where you can see it most. People are more attracted to liveability rather than image. On top of that, people don't want to pay top dollar for someone else's personal touch and style; they want to buy something neutral that they can make their own and then add their own value. Keep things simple, clean and remember to not over-clutter."



Todd Schulberg
Homely.com.au



Peter Taliangis
Professionals Ultimate

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TIME TO SELL?

"Keeping up-to-date with maintenance, painting and upgrading every 7 to 10 years are all vitally important to producing good selling outcomes when the time comes."



DESIGN YOUR

BACKYARD FOR THE WA LANDSCAPE

In recent years, we've seen a loss of the huge Aussie property with one house and a large garden. With everyone flocking to the coast, there's plenty of extensive coastal expansion, with housing estates creating more condensed properties. As a result, the garden is diminishing, with typically just a small garden front and back – but that means West Australians are really beginning to make the most of what they've got, whether that's a landscaped backyard or an al fresco area complete with outdoor kitchen.

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Checks and Spots creator Clare Hillier says more people are looking at sharper landscaping designs.

“We're seeing cleverly-designed backyards that are connected to the home to create an additional living space. More than simply having a visual connection, all the comfort and style of indoors is also being carried through to the outdoors.”



Clare Hillier

Checks and Spots



Jen Bishop

Interiors Addict

“

Restrictions on backyard space are creating the need for more versatile spaces, as **Interiors Addict** founder Jen Bishop explains:

“In Australia, our weather is so great for so much of the year. We're lucky we get to spill outside ... Maybe because of that, indoor/outdoor living continues to be a growing trend, blending the indoor and outdoor, for both entertaining and everyday life.”

These outdoor spaces combine verandahs, bifold doors and outdoor blinds to insulate the area. Add a fire pit or outdoor heater, an outdoor kitchen, and some overhead fans and your outdoor space is complete to use year-round. Artificial grass is also becoming increasingly popular. Once you've whacked down the brick paving and a garden bed, West Australians prefer to pop in some instant-fix, low-maintenance artificial lawn they know is going to stay green and look good all year round.



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Finally, make sure you have large comfy indoors-styled furniture to coax you outside. Jen Bishop has a huge deck with a nice lounging space at one end and a big dining space at the other.

“It works for all entertaining situations! If it’s just us, we hang out on the lounges, but we have a table for 8 when we have friends or family over for a meal.”



Jen Bishop
Interiors Addict

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In essence, backyards are becoming a part of your home, a place to recline and relax, to breathe the fresh air and enjoy the sun. As **STYLE CURATOR** blogger Gina Ciano explains:

“In Australia, we’re so lucky to have the opportunity to make our backyard an outdoor living room that can be used for most of the year. Whether you have a large outdoor space or small balcony, transform it into an oasis with informal seating and lush planting.”



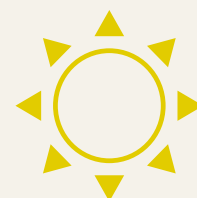
Gina Ciano
STYLE CURATOR





HOW TO SPEND A RIPPER

AUSTRALIA DAY, THE WA WAY



Who cares about New Year's Eve? We keep the big guns until Australia Day, when we bring out Western Australia's largest annual fireworks display.

Australia Day hits in the peak of summer as a nice finishing note to the school holidays. So in Western Australia, we make it a big deal. That means lots of flag-waving (and wearing!), fireworks, and almost guaranteed glorious weather.

The big celebrations don't really kick off until the evening, but there's plenty to do all day. Most councils host some form of community celebrations.

Western Australians enjoy taking an Esky and a picnic rug into one of the state's many public parks. There are dedicated "BYO zones" at Langley Park and Kings Park from 6.30pm. Langley Park and South Perth host free

entertainment zones, which are great for keeping the kids happy until "the big event". You don't want to miss Perth's renowned Australia Day Skywork's display, which kicks off at 8pm and lasts half an hour.

Make sure you get yourself a good vantage point anywhere along the Swan River. Hundreds of thousands will be joining you, so get in early! **The City of Perth Skyworks** website will tell you the best places to head to.

Finally, at 8pm, the sky above Swan River lights up in spectacular fashion. Fireworks launched from bridges, barges and buildings in the CBD will illuminate the sky as you've never seen it before. It's the perfect end to Western Australia's biggest day of festivities.

love *Your Life* outdoors

ANNUAL WA EVENT CALENDAR

JANUARY

Perth Skyworks
Australia Day

FEBRUARY

Boyup Brook Country
Music Festival

MARCH

August River
Festival

Crab Fest
@ Mandurah

Sculpture by the Sea
@ Cottesloe

APRIL

Southern Forests Festival
@ Pemberton

Perth Garden
Festival

MAY

Ningaloo Whaleshark
Festival

Perth Medieval
Fayre

JUNE

AFL Match
@ Subiaco Oval

JULY

Swan River
Run

AUGUST

Visit:
The Pinnacles

SEPTEMBER

Wilderness & Wildflowers Trial
@ Botanical Gardens

OCTOBER

Narrogin Spring
Festival

The Sunshine
Festival

NOVEMBER

Broome Mango
Festival

Fremantle
BeerFest

DECEMBER

The Light Up
Leederville Carnival



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THANKS TO OUR CONTRIBUTORS

Peter Taliangis uses his years of experience as a trusted real estate advisor to find West Australians the homes of their dreams or their desired investment opportunity. Experienced as a property developer and investor, he is director of **Professionals Ultimate**. He is a member of a number of property & investor groups, which ensures he stay up to date on the latest trends, but can also find buyers that other agents may not be aware of.



Peter Taliangis
Professionals Ultimate



Todd Schulberg
Homely.com.au

Todd Schulberg lives and breathes property, handling all things marketing for **Homely.com.au**. Todd has a keen interest in the movements in the market and how agents can utilise new tools and technology in order to be more connected. Using all things social, Todd suggests different ways that agents can engage and think outside the square with their marketing approach.

Clare Hillier is a Brand Storyteller, mother of two and a daydreamer by day. But when the sun goes down (and sometimes before it comes up!) she creates **Checks and Spots**, a website dedicated to checking out and spotting interiors, beauty, design and lifestyle to inspire and amuse. She has also published 21 Shades of Green: A Green Smoothie Recipe Book and was named the winner of Kidspot Voices of 2014.



Clare Hillier
Checks and Spots



Jen Bishop
Interiors Addict

Jen Bishop is the original **Interiors Addict**, an ordinary girl with no design qualifications, just a serious love of all things decor and homewares. What she lacks in official design know-how, she makes up for with genuine passion for her subject, the ability to write and bring to life other people's stories, and an eye for a bargain. Jen founded Interiors Addict - which now has almost 100,000 readers - in 2011, and has been a successful full-time blogger for more than two years.

Gina Ciano is the blogger behind **STYLE CURATOR**, a home and interiors blog for people who appreciate design and want regular inspiration to create a more stylish home. At STYLE CURATOR you'll find tips and advice, interviews with artists and experts in the design industry, regular updates about Gina's home build, and lots of other stylish news.



Gina Ciano
STYLE CURATOR



WA

GARDENING RESOURCES & LOCATIONS



COMMUNITY
GARDENS WA



WA HORTICULTURAL
COUNCIL



LIFESTYLE HOME
WA PLANTS

love *Your Life* outdoors

For a **FREE** measure and design
on one of our quality products,
contact our Perth Office:

Australian Outdoor Living WA

2/35 Prosperity Avenue
Wangara WA 6947

Outdoor Blinds

Artificial Lawn

Image accreditation:

pg 1: <https://richardwatson.com.au>

pg 2: <https://travel.nationalgeographic.com>

pg 2: <https://www.4-wheeling-in-western-australia.com>

pg 5: <https://www.raisingautistickids.com>

pg 6: <https://www.insideout.com.au>

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