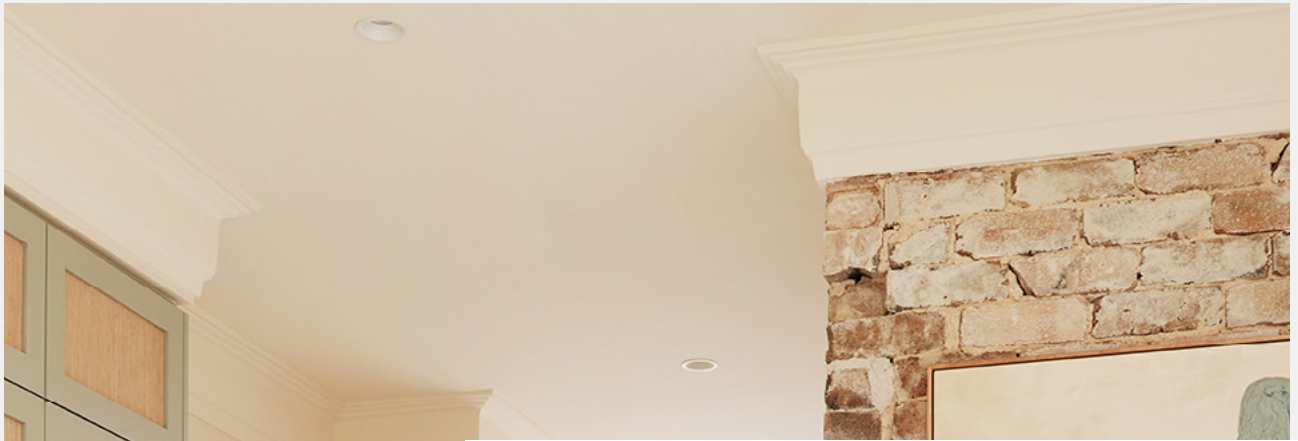




threebirds
RENOVATIONS®

**15 FLOOR PLAN
LAYOUT TIPS YOU CAN'T
AFFORD TO MISS**



OUR FAVOURITE TIPS FOR CREATING A LAYOUT YOU'LL LOVE

*Three Birds
Renovations xx*

Let's be real honest, the layout of your home can make or break how you live in it. You can style a space to the nth degree, but if the floor plan doesn't flow, it'll never feel quite right. Whether you're building from scratch, flipping a house or renovating your forever home, nailing the layout is the secret sauce to creating a home that feels just right.

We've pulled together some of our favourite tips to create a layout you love - the ones we've learned from years of renos of our own, from squatting on imaginary toilets to drawing up floor plans on the back of receipts (true stories!).

Before you put pen to paper (or brief your architect), be sure to check these out.

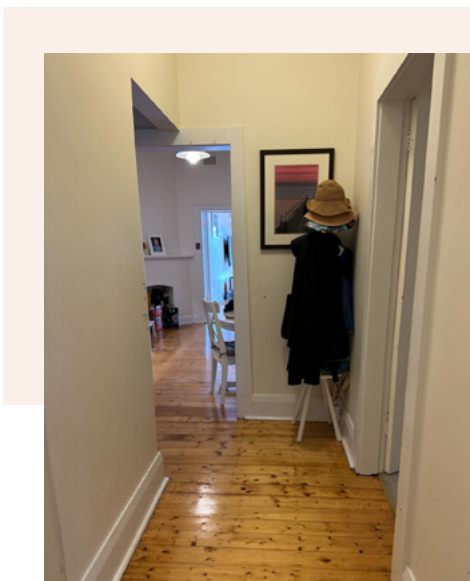
1. PLAN FOR YOUR FUTURE SELF

Those toddlers won't stay small forever. Think 10–15 years ahead to design a layout that grows with your family. Today's playroom might be tomorrow's study, and believe us, Future You will thank you for your foresight.



2. DON'T BE AFRAID TO KNOCK DOWN A WALL (OR THREE)

Say goodbye to boxy rooms and hello to open-plan magic. Removing internal walls can bring in natural light, improve flow, and connect spaces beautifully. Just make sure the wall isn't load-bearing before you swing the sledgehammer!



3. BUT... THERE IS SUCH A THING AS TOO OPEN

As much as we love open plan, some separation is essential. Think about sound, privacy and what function each wall serves. Don't be too quick to knock them all down - sometimes a wall is working harder than it looks.



4. CREATE MINI ESCAPES WITHIN YOUR HOME

An open-plan layout is fab, but sometimes you need a breather. A second living space or parents' retreat can be a total game-changer, especially in a busy household.



5. MAKE DEAD SPACE WORK HARDER

That weird nook under the stairs or the awkward space down the side of the house can be goldmines when it comes to creating more space in your home. Convert them into a mudroom, cosy nook or storage shed. Every square metre should pull its weight.



6. BRING THE INDOORS OUT

A dreamy alfresco area connected to your kitchen or living room makes entertaining easy-breezy. Sliding or bifold doors, or a servery window, will blur the lines between indoors and out. The easier it is to access the alfresco, the more you'll use the space.



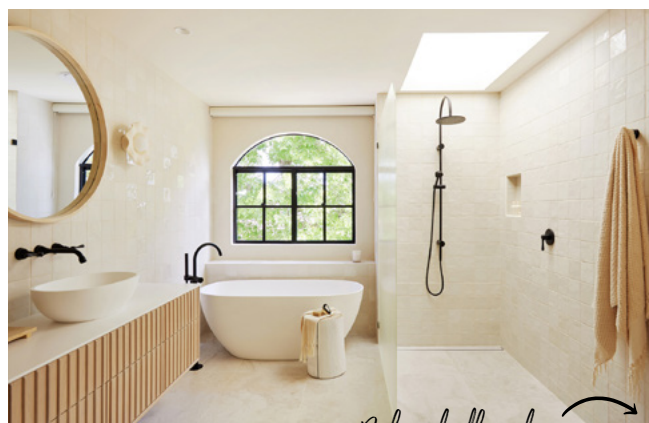
7. PRIORITISE EVERYDAY COMFORT

Design your kitchen and living areas for the way you actually live, not that once-a-year dinner party. Style is fab, but function comes first. Think about where you'll sit for cuppas on the couch, kids' homework at the bench, or a glass of wine while dinner bubbles away. Spaces that make everyday life easier will always feel the most beautiful.



8. DON'T PUT YOUR LOO ON DISPLAY

Avoid positioning the toilet in full view of doorways. Create a nib wall, or tuck it behind a door. Trust us, you'll be grateful every time guests pop over and there's a kid on the loo!

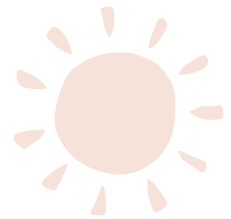


Behind the door



9. NAIL YOUR WINDOW PLACEMENT

Windows are a forever investment, so it pays to get their placement right the first time. Follow the sun, frame the pretty views and skip the not-so-pretty ones (your neighbour's laundry doesn't need a starring role). And don't forget skylights! They're perfect for hallways, showers and those darker corners craving a little extra glow.



10. GO BIG ON THE MAIN BEDROOM

If you've got the space, stretch it out! A main bedroom with a walk-in robe and ensuite is the ultimate grown-up luxury. It's where you start and end each day, so comfort and calm are key. Think about light, airflow, and storage - all the things that make your mornings smoother and your nights more restful. This is your sanctuary, so make it feel like one.

11. DON'T SKIMP ON THE POWDER ROOM

Short on space but you'd love a second loo? Combine your laundry and guest toilet without sacrificing style. Stack the washer and dryer to one side or hide them neatly behind cabinetry, then layer in the luxe. Add a gorgeous mirror, beautiful tapware and textured tiles. Even the smallest spot in your home can feel fabulous with the right details.



Wallpaper works wonders to make any room feel fancy!



12. ADD A MUDROOM (EVEN A MINI ONE)

Create a drop zone for bags, shoes and everyday chaos near your entry or garage. It doesn't need to be huge, just enough to keep the rest of your home calm and clutter-free. A simple bench seat is a game-changer: kids can kick off their sneakers, school bags have a home, and internal storage or baskets underneath keep everything tidy.



Tonnes of storage



13. WIDEN THE HALLWAYS

Wider hallways instantly add a grand, open feel. Even bumping them out to 1.5 metres can dramatically change how your home feels and flows.

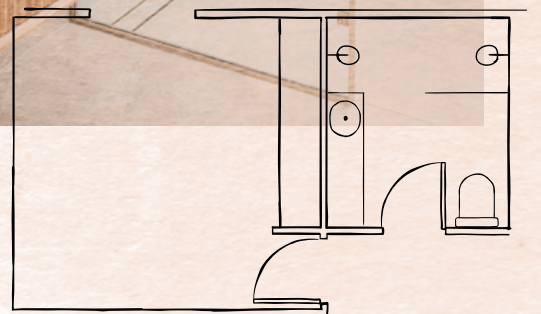
14. DOORS MATTER MORE THAN YOU THINK

New or upgraded doors can completely transform the way a room flows, while also adding character, light and function. Be mindful of how they swing so they don't clash with cabinetry or block walkways, and think about space-saving options like sliders or barn doors if room is tight.



15. DON'T STRAND YOUR GUEST ROOM

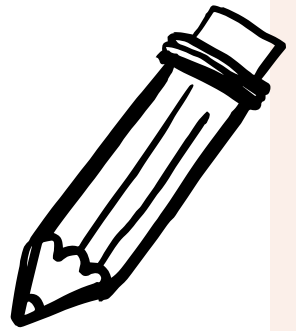
If your guest or teen's bedroom is tucked away on its own, make sure there's a bathroom close by. No one wants to trek across the house in the middle of the night, half asleep and fumbling for the light switch. A nearby ensuite or powder room makes life easier for visitors and keeps your home feeling thoughtful, comfortable and well planned.



QUICK WIN ACTIVITY:

FLOOR PLAN WALK-THROUGH

Print out your floor plan (or sketch one by hand) and do a walk-through using it as your guide. Imagine your daily routine - where you enter, where the kids dump their bags, where you prep dinner, fold laundry or relax with a wine.



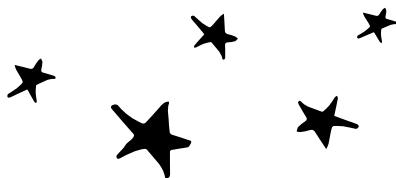
AS YOU WALK, ASK YOURSELF:

DOES THIS LAYOUT MATCH HOW WE ACTUALLY LIVE?

ARE THERE ANY PINCH POINTS OR AWKWARD TRANSITIONS?

CAN I IMAGINE MYSELF HERE IN 5–10 YEARS?

This simple stroll can reveal all sorts of layout wins (or woes!) before you book in your builder.





**LEARN HOW TO DESIGN,
RENOVATE OR BUILD
YOUR DREAM HOME**

WHERE TO FROM HERE?

Boom! You've already taken your first step toward a reno that saves you money and brings your dream to life.

LOVE THIS LIST? THERE'S PLENTY MORE WHERE THAT CAME FROM.

At Three Birds Reno School, you'll learn how to plan like a pro, work with tradies and builders, avoid costly mistakes, and design a home that's both beautiful and functional.

Join the thousands of students from all over the world who have already completed the course.

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