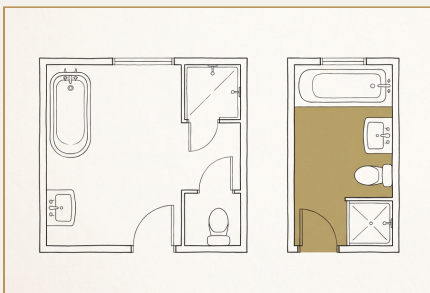


Your bathroom is the most expensive room. Stop making it the biggest.

Three pages. About three minutes. Read it before the plan is fixed.

Per square metre, the bathroom is the most expensive room in the house. Waterproofing, tiling, tapware, screens, stone, and three trades who all have to come back.

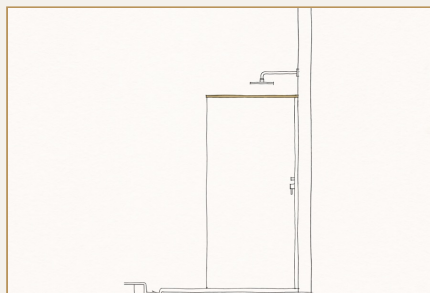
So making it large is spending your most expensive money in the one room where size does not sell. A buyer does not walk into a big bathroom and pay more. They walk into a good one.



1

1500 x 3200

A full ensuite. Shower, vanity and toilet, comfortably. Anything past this is money that could have gone into the kitchen, where it does come back.



2

2m

Shower screen height, even under a 3m ceiling. A lower screen makes the room read bigger. I went to 2.2m once and it was the wrong call, more glass and a smaller feeling room.



3

Clear glass only

Never fluted. Fluted glass cuts the sense of space in the one room where you are trying to create it.

Score your own plan. Measure your main bathroom. If it is well past 1500 by 3200, ask what that extra area is doing, then ask what it would have bought in the kitchen.

The numbers, and what each one buys

Skip the bath in ensembles

A bath eats about 2 square metres that the bedroom next door wanted.

One bath in the home is plenty, and it belongs in the main bathroom, not in every ensuite. That saved area goes into the bedroom, or into an upstairs sitting room that did not exist before.

Vanity at 900

Which is three 300mm door modules.

Design to the module and the joinery is simpler, cheaper and looks deliberate.

Not square

You do not want a square bathroom.

A rectangle gives you a wet end and a dry end. A square gives you an argument about where the shower goes.

The powder room is not a hospital

It is the one room every guest uses alone, and the only room in the house you can be bold in without living with it every day.

White tile, white vanity, white walls, one downlight. That is a hospital, and people remember it as one.

The details that decide how it feels

In wall toilets	They take up a lot less space, because the cistern goes inside the wall. Check what is on the other side of that wall first. If it is a bedhead, you need a double wall or you will hear it.
Frameless mirrors	They go with any colour combination you land on later. Check on site before ordering: they clear the in wall mixers, they clear the wall lights, and they are not too small for a single vanity.
Basin style is a decision	Above counter, inset or undermount. Pick deliberately. It changes the bench height that works, so it is not a finish, it is a dimension.
Light the mirror, not the ceiling	A wall light beside a mirror does more than four downlights above it. Downlights over a mirror put shadows exactly where you are trying to see.
LED strip under the vanity	Low light, at night, without turning the room on. It is the cheapest thing on this page and the one people comment on.

Where the money should go instead. Take the area you were going to add to the main bathroom and put it into the kitchen or into a second ensuite. On one home we changed five bathrooms to nine across two houses through a secondary consent. **More bathrooms sells. A bigger bathroom does not.**

Take this to your designer

- ☐ What are my main bathroom dimensions?
- ☐ How high is the shower screen, and is the glass clear?
- ☐ What is on the other side of any in wall toilet?
- ☐ Is the mirror lit from beside it or from above it?
- ☐ Could this area buy me another ensuite instead?

Want the area put where it pays?

That is the Pre-Build Call. We look at where square metres are sitting in rooms that do not return them, and where they should go instead.

Book it: calendly.com/msndevelopments_plan