

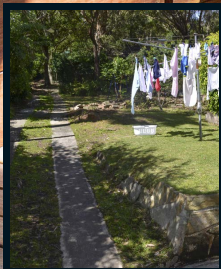


PROJECT no. 3

MODERN family

A flowing layout connects inside with out and arms this relaxed home with designer credentials

WORDS & STYLING SALLY PATERSON PHOTOGRAPHY SIMON WHITBREAD



BEFORE



BEFORE

WHO LIVES HERE? Victoria, an interior designer; Tom, a finance director; and their children, Violet, six, and Louie, four.

LOCATION: Sydney's Northern Beaches.

ORIGINAL PROPERTY: Four-bedroom, one-bathroom 1950s cottage with an 'unusable' backyard.

TIME FRAME: Seven months.

WHY THIS HOUSE? Previously living in Sydney's eastern suburbs and with baby number two on the way, Tom and Victoria were on the hunt for extra space and a beachside lifestyle. "The house had character, good bones and we could see the potential," remembers Victoria.

WHY THE RENO? The family lived in the home for three years before major renovation works started, but the couple were conjuring plans from the day they moved in. A very impractical layout included an ancient kitchen, awkwardly long living space and disconnected bedrooms that didn't work with very young children.

THE WORKS: The home's footprint was extended at the rear to accommodate a flowing, open-plan living space with connecting deck. The existing house was reconfigured to include a new family bathroom, rumpus room, laundry and main bedroom with walk-in robe and ensuite. The exteriors were given a makeover too, with a new roof and revamped cladding. Sheds were removed and extensive landscaping undertaken to create lush gardens and family-friendly outdoor spaces.

BUDGET-BREAKERS: "The three-metre-wide concrete and timber stairs leading to the backyard were a big expense," says Victoria. "But I think they're worth it!"

FAVOURITE ASPECT? "The kitchen and living area that spills out onto the deck, and the way the bedrooms are all grouped together at the front of the house," says Victoria. "The whole flow now makes sense."

"IT DEFINITELY HELPED,
living in the home
FOR A WHILE BEFORE RENOVATING"
~ VICTORIA

GARDEN PARTY Strappy plantings highlight the sloping topography of the backyard in the newly renovated home Tom and Victoria share with their children, Violet and Louie (opposite). Wide concrete and timber stairs lead the way to higher ground, flanked by blackbutt timber retaining walls. Tom crafted the outdoor furniture setting himself by hand, using spotted gum timber. The new deck links the yard with the interiors. **FAÇADE** The old deck with side stairs was removed and a new one crafted from blackbutt timber, placing the stairs front and centre. "It gives us more usable space out here," says Victoria. "Plus it really leads you up to the house." Cladding finished in Dulux Black achieves the monochrome effect Victoria had envisaged. >

EXTERIORS

BUDGET BREAKDOWN

EXTERIOR: Excavation and stairs, \$45,000.
Turf and plants, \$5500.

TOTAL LANDSCAPING: \$50,500



BUDGET BREAKDOWN

KITCHEN: Appliances, \$9192. Benchtops (including integrated sinks), \$9125. Cabinetry, \$14,000. Lighting, \$650. Pantry, \$3180. Stools, \$2400. Study nook (off kitchen), \$2900. Tapware, \$400. Tiles, \$60.
TOTAL KITCHEN: \$41,907

KITCHEN

KITCHEN Victoria chose a simple combination of subway splashback tiles in Satin White from Colortile and handle-free white joinery as the kitchen's core colour foundation, then brought in warmth and feature accents with pops of black, floating timber shelves and 'Workshop' pendant lights in Mint from HK Living. **HALLWAY** The original entry left a lot to be desired, with stumpy dimensions and dark corners. The removal of the old kitchen - located dead centre in the old footprint - meant the corridor could be opened up and doubled in size, with a skylight inserted to light the way. Beacon Lighting pendants are teamed with HardieGroove panelling, coated in Resene Double Black White, and Havwoods engineered oak floors to add to the breezy coastal vibe.



BEFORE

heart of the home

One of Victoria's favourite outcomes of the project is the new kitchen and its relationship with the rest of the living spaces. An island bench made from Caesarstone Raw Concrete handles its responsibilities as food prep zone and social hub with aplomb, accompanied by 'Olivia' open-weave stools in Greywash from Globe West. Beyond, a stainless-steel benchtop incorporates integrated sinks, with a pull-out Abey mixer, for a seamless workspace. State-of-the-art appliances such as the pyrolytic oven from Siemens, a gas cooktop and integrated rangehood, both from Ilve, and a Fisher & Paykel fridge (opposite) take the space to the next level. >



SPLASHBACK Subway tiles in Satin White, Colortile.

FLOORING Oak Crest flooring in Rustic Grade, Havwoods.



PAINT Double Black, White and Fuscous Grey, both Resene.

black and white beauty

The home was extended at the north end to accommodate Victoria's vision for a light-filled open living space that merged with the outdoors. Cone-shaped rattan pendants from Bisque Interiors and an artwork by Jai Vasicek inject textural earthiness that warms the home's monochrome colour scheme. A '1600 Wood Fire' woodburner from Osburn adds a cosy, rustic touch.



BEFORE

"Understanding how you WANT TO LIVE AND HOW THE LIGHT FALLS IN EACH AREA WAS GREAT FOR PLANNING THE DESIGN" - VICTORIA



DINING ROOM With an expert eye for fascinating finds, Victoria rescued a collection of vintage Sebel chairs from the side of the road and paired them with a timber dining table sourced from Ebay. Books, mementos and treasured photos take pride of place on the adjacent shelves. An artwork by Andrew O'Brien creates a focal point. >

LIVING & DINING ROOMS

BUDGET BREAKDOWN

DINING: Dining room furniture, \$800. Paint, \$100.55/4L.
TOTAL DINING: \$800*

LIVING ROOM: Feature wall, \$111.70/4L. Flooring (total), \$12,000. Furniture, \$6075. Paint, \$100.55/4L. Woodburner, \$2400.
TOTAL LIVING ROOM: \$8475*

*TOTALS EXCLUDE PAINT AND FLOORING



PANELLING HardieGroove panelling painted in Resene Double Black White.

pattern play

First on the renovating to-do list internally, the new family bathroom formed part of a self-contained front half of the house, temporarily sealed from the building works at the back, so the family could stay through the renovations. A walk-in shower and freestanding 'Aura' tub from Caroma stand up to tough family demands. Encaustic tiles from Tiles By Kate create a touch of drama, allowed to play hero while the rest of the room is kept to a combination of clean lines and simple hues. Victoria has introduced pops of colour via towels, fresh blooms and an artwork by artist Rakai Karaitiana.

TILES Encaustic tiles from Tiles By Kate.

"I love having THE LUXURY OF A WALK-IN-ROBE AND ENSUITE!"

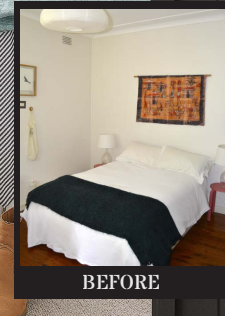
~ VICTORIA



CHILDREN'S ROOM Four-year-old Louie plays on a colourful 'Kaleidoscope' Rug from Dan 300 in the bedroom that he shares with sister Violet - one of only three rooms that were retained from the original floorplan. A 'My Place' bunk bed in Mint from Domayne cuts a simple shape that suits the sleeping requirements of the youngsters. **MAIN BEDROOM** Now located near the children's room (right), the main bedroom occupies what once was the bathroom and laundry. "It's not an overly big room but it's very practical and it works for us," says Victoria. Cushions by Mayvn Interiors and a vibrant painting (artist unknown) add colour while a Hycraft 'Carramar' carpet in Canyon Mist from Godfrey Hirst adds warmth underfoot.

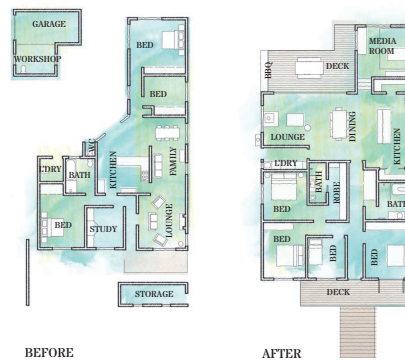


PAINT Resene Triple White Pointer.



BEFORE

*TOTAL EXCLUDES PAINT AND FLOORING



BEFORE

AFTER

BUDGET BREAKDOWN

BATHROOM: Bath, \$1360. Mirror, vanity, towel rail and lighting (not shown), \$2400. Panelling, \$4000. Tiles, \$1500. Tapware, \$1170. Toilet (not shown), \$600. **TOTAL BATHROOM: \$11,030**

BEDROOMS: Carpet (total), \$3800. Children's bunk beds and rug, \$1549. Ensuite and WIR (not shown), \$7470. Main bedroom furniture, \$2350. Paint, \$100.55/4L. **TOTAL MAIN SUITE: \$9820***
TOTAL CHILDREN'S ROOM: \$1549

CONTACTS: *Builder:* Waterview Constructions, waterviewconstructions.com.au. *Cabinetry:* BK Kitchens, 0411 226 731. *Interior designer:* Victoria Murphy Design, victoriamurahydesign.com. *Landscaper:* Seed Garden Design, seedgardendesign.com.au. *Stockists,* page 206

BATHROOM & BEDROOMS