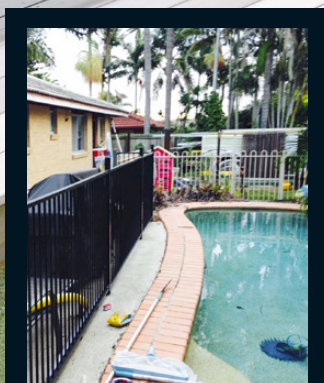


## SEASIDE BEAUTY

HARD WORK AND A HANDS-ON FAMILY  
HAVE TURNED THIS DATED QUEENSLAND  
HOME INTO A MODERN HAVEN

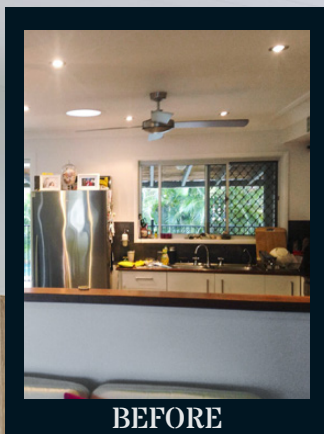
WORDS & STYLING TAMARA SIMONEAU  
PHOTOGRAPHY JOHN DOWNS



BEFORE

**EXTERIOR** Simone and Steve updated their 1980s pool by painting the terracotta brick edges with Avista concrete sealer in Gunmetal. "The size of our block and existing location of our pool meant there was never going to be much space between the edge of the pool and our house," says Simone. "So we designed externally stacking timber doors, which removed the northern wall in the kitchen/dining area, integrating the indoor and outdoor areas into one big space." >





BEFORE



**KITCHEN** This show-stopping kitchen is chic and practical, with all the ingredients for entertaining (above). The fridge and dishwasher hide behind custom cabinetry, and a butler's pantry makes cleaning up a cinch. A solid oak benchtop extension on the island gives one end a distinct casual dining feel, assisted by Matt Blatt 'Saddle' counter stools in matching oak. A trio of 'Sunraysia' pendant lights in Matt White/Ash from Beacon Lighting reflects the white-meets-wood aesthetic. Oak-look cabinetry overhead, paired with Formica 'Deep Anthracite' velour-finish cabinets, shelves and drawers around the oven and butler's pantry, add a modern element to the more typical tones of the island.

## BUDGET BREAKDOWN

**KITCHEN: Appliances:** Wine cabinet, dish drawer, fridge, rangehood, cooktop, microwave oven, 'Tower 7' oven, \$20,243, all Fisher & Paykel. **Benchtops:** Technistone 'Noble' Carrara 20mm and solid oak, all Ackerman Barkle Cabinet Makers. **Cabinetry:** Polytec 'Ravine' in Natural Oak and Formica velour in 'Deep Anthracite', all Ackerman Barkle. **Fixtures:** Afa Cubeline sink, Reece; Zip Chilltap. **Island:** Formica laminate in Warm White gloss, Ackerman Barkle. **Splashback:** Aluminium-framed window, Bradnams Windows & Doors. Total cost \$28,952. **DINING: Cabinetry:** Polytec 'Ravine' in Natural Oak, \$4065, Ackerman Barkle. **LIVING: Flooring:** American oak engineered timber floor, \$195/sqm, SX Constructions. **Joinery:** Formica laminate in Warm White with solid oak benchtop, \$1800, Ackerman Barkle. **Walls:** Dulux Natural White Wash & Wear low sheen, \$71.90/4L Dulux. **Stockists, page 219**



**WHO LIVES HERE?** Simone and Steve, owner-operators of boutique building company SX Constructions; their seven-year-old twins, Kai and Leuca; and Henry the Staffordshire bull terrier.

**LOCATION:** A beachside suburb on Queensland's Sunshine Coast.

**ORIGINAL PROPERTY:** A single-storey 1980s brick house.

**TIME FRAME:** Four months to design, eight months to execute it.

**WHY THIS HOUSE?** Location, location, location! "It was one street back from our favourite beach and only a few streets away from lots of our family and friends," says Simone.

**WHY THE RENO?** It was only ever the location that appealed to the couple, and the list of problems was long. "The ceilings were low, there were multiple archways inside and it was also very dark due to limited windows and doors, so we often had the lights on during the day. All in all, it desperately needed a new lease of life," says Simone.

**THE WORKS:** The renovation was mammoth, with only the concrete slab, pool and one external wall standing after demolition work. The couple extended the slab to make way for an expansive ground floor, opening to the pool. "We then popped up a second storey and turned the property into a five-bedroom, two-and-a-half-bathroom home, with a rumpus room for our kids and an office for our home-based business," says Simone.

**BUDGET BREAKERS?** "The large 1200mm x 600mm concrete-look tiles we chose for our bathrooms and office space," says Simone. "We didn't realise how much extra these tiles cost to lay, as opposed to standard 600mm x 600mm tiles. Each tile weighed 18kg and a bag of glue would only cover four tiles."

**FAVOURITE ASPECT?** The timber stacking doors and the leafy backdrop of the neutral-toned kitchen lend the open-plan ground floor a relaxed, tropical vibe. "These two elements have created an oasis where we can pretend we're on holidays, even if it's only for a few hours," says Simone.

**LESSONS LEARNED:** "We definitely learned not to underestimate the toll a project like this takes on all areas of your life, particularly your family life," says Simone. "We were lucky to have very supportive parents who were happy to spend time with our young children while we were running around making things happen."

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"I ABSOLUTELY *love* THE KITCHEN" ~ SIMONE

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**LIVING ROOM** Neutral furnishings complement the American oak floor (left). Interior walls in Dulux Natural White Wash & Wear give a crisp contrast to the tropical surrounds. White leather couches teamed with a 'Benji' coffee table by Uniqwa are softened by a throw and cushions by Bandhini Homewear Design and Villa Salise. A flatweave wool rug by Network Loki from Temple & Webster provides softness underfoot, with a large 'Babanees' plant stand by Green Cathedral paired with a 'Naked' pot by Modern Muse.

**DINING AREA** The dining room occupies the corner of the open-plan zone (right), opposite the island and beside the newly decked alfresco area. An eclectic mix of 'Schooner' dining chairs in oak/white from Domayne and 'Brandon' dining chairs from Freedom are arranged around a large 'Bianca Oval' American oak dining table, also from Domayne, giving the family plenty of room for dinner guests. Built-in open shelving offers a textural and stylish backdrop, with 'Marble Light' pendants by &Tradition from Scandinavian Design Centre completing the look. The soundtrack to dinner parties comes from integrated power and data in the cabinetry, linking the couple's Sonos stereo system to ceiling speakers outside. >





**MAIN BEDROOM** The couple created a huge main bedroom on the new second floor (below). A recessed VJ feature wall painted in Dulux Domino Low Sheen Wash & Wear sets the optimum mood for slumber when teamed with an 'Oslo' queen bed from Freedom and bedding from Adairs. Copper pendants by Scandinavian designer Funky Doris and side tables from Adairs bring just the right amount of luxe. Steve and Simone opted for VJ ceilings throughout the home. A 'Woody' ceiling fan from Beacon Lighting helps to keep the sultry Queensland weather at bay.

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"THE VJ CEILINGS WERE *always* ON OUR LIST OF *must haves*, AS A SUBTLE WAY TO BREAK UP THE WHITE-ON-WHITE INTERIOR AND TO ADD A *touch* OF TEXTURE AND CHARACTER" ~ SIMONE

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**ENSUITE** Steve and Simone opted for oversized concrete-look tiles in their ensuite and family bathroom (top left & below right), but they came with a hefty price tag. “We were reluctant to reselect the tiles as we were hooked, so Steve laid them,” says Simone. The tiles are 1200mm x 600mm and have to be installed using a clip system to ensure their weight doesn’t cause them to move during the drying process. Chalky white subway tiles provide a striking contrast, with an ‘Ando’ single concrete pendant from Beacon Lighting picking up the tones of the flooring.

**MAIN BATHROOM** Matching Posh ‘Solus’ baths from Reece in the ensuite and family bathroom (top left & right) mean there are plenty of options for a soak. A freestanding wash basin by Istone sits neatly on a custom-built stone bench top and vanity by Ackerman Barkle. A walk-in shower with a glass panel keeps the room open and airy, and mini plant prints by Handmadely.com.au bring in a touch of the outdoors. The oversized modern circular mirror in silver from The Block Shop and an ‘Ando’ single concrete pendant from Beacon Lighting add to the cool finish. >

## BUDGET BREAKDOWN

**MAIN BEDROOM:** **Carpet:** Try ‘Pacific Collection’ 60oz solution-dyed nylon-990, \$70/sqm, Architectural Carpet And Tiles. **Walls:** Dulux Natural White and Dulux Domino, \$71.90/4L, Dulux. **ENSUITE:** **Basin:** Omvivo ‘Neo Double 1400’, \$1238, Reece. **Bath:** Posh ‘Solus 1780’, \$1069, Reece. **Cabinetry:** Mirrored cabinet, \$1470, Ackerman Barkle Cabinet Makers. **Floor and walls:** Saine Grigio 1200 x 600 tiles, \$69/sqm; Subway Chalk Gloss tiles 75 x 150, \$27/sqm, both Architectural Carpet & Tiles. **MAIN BATHROOM:** **Bath and tiles:** See ensuite. **Shower:** Porcher ‘Cygnets’ twin, \$610, Reece. **Washbasin:** Istone Table Top, Art Bathrooms; Technistone ‘Noble Carrara’ 20mm benchtop and Formica velour-finish drawers in Deep Anthracite, Ackerman Barkle Cabinet Makers; \$1455. **Stockists, page 219**







**EXTERIOR** “We completely changed the external look of the home by replacing the outdated brick with a combination of Scyon Linea and Scyon Axon cladding systems to give the place a more relaxed beach look,” explains Simone. The couple also changed the roof line from the traditional hip and valley to a flat skillion roof with a two-degree pitch (above). “It helps to shape our ‘box’ look,” she adds.

## BUDGET BREAKDOWN

**EXTERIOR: Cladding:** Scyon Axon, \$77/sqm supplied and installed, Scyon, painted in Dulux Weathershield Domino, \$90.90/4L, Bunnings; Scyon Linea cladding, \$135/sqm supplied and installed, Scyon, painted in Dulux Weathershield Colorbond Surfemist, \$90.90/4L, Bunnings. **DECK/POOL: Decking/stacker door/pool fence:** White mahogany decking boards finished with Cutec CD50 timber protection oil in Grey Mist, \$266/sqm for the decking and \$29.70/L for the oil, SX Constructions; frameless glass pool fence, \$6000, Clearview Innovation. New Guinea Rosewood stacking doors and insect screens with matching louvre window, \$21,180, North Coast Joinery. **Paint:** Dulux Weathershield low sheen Colorbond Surfemist, \$71.90/4L, Bunnings. **Pool edge:** Parchem Avista Concrete Sealer with Gunmetal colour tint, \$200/20L, Evergard Concreters Warehouse. *Stockists, page 219*



## RENOVATION TIMELINE

**MARCH 2015:** The couple engages Void Building Design to work with them on the new floorplan and design. It takes four months to get the new layout right, due to the large scale of the renovation.

**JULY 2015:** The family moves out as demolition begins. The house is essentially razed, bar one external wall. Steve and Simone decide to manage costs by working around the pool, not upgrading, and are able to save mature palms that give screening from neighbours.

**AUGUST 2015:** Demolition ends and extension of the concrete slab gets under way. It dramatically enhances the home's footprint, extending to the pool edge with a cantilevered roof over a new timber deck. A steel beam is made a feature in the outdoor living area and eliminates the need for

support posts that would inhibit the view and the flow from indoors.

**OCTOBER 2015:** The windows and doors go in, along with a seven-metre timber stacking door that spans the width of the kitchen/dining space. Steve and Simone spend countless nights and weekends at the home site, tiling and doing whatever else they can to help save costs and expedite the build.

**MARCH 2016:** Cabinetry is installed and the family move back into the transformed home.

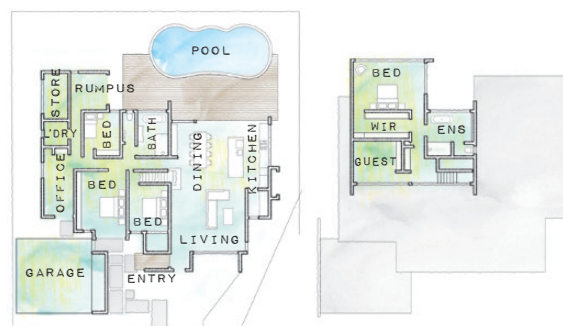
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## BEFORE



## AFTER



# Pop!

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