

exterior

living + kitchen/dining

library/home office

bathroom/laundry + master bed

style revival

A 1950s beach shack has been modernised without sacrificing its inherent charm

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Renovation
TOTAL WORKS
\$291,400*
(including building and materials)

* SOME COSTS ARE BASED ON OWNERS' ESTIMATES AND WILL VARY

reno files

inside story



Owner: Lydia, a dietician. She shares her home with her partner Marcus and dogs Pirate, the kelpie, and Nancy, the border collie cross.

Location: Sunshine Coast, Queensland.

Original property: 1950s two-bedroom beach shack.

Time frame: Nine months.

Why the reno? Lydia loved the cottage's coastal location, but it was a long way from her dream home. "It had an asbestos roof, a lean-to outdoor laundry and no storage space," says Lydia. "I wanted a little more space and to improve basic things like airflow and insulation. I also wanted a library and more office space."

The works: Architect Tim Bennetton reconfigured rooms and added an extra storey for a master bedroom and ensuite.

Major changes: The carport was converted into a living room, the kitchen was moved, and the original kitchen and living area became a library. A pavilion with a bedroom, bathroom and laundry was added.



living area

Originally the carport, the front of the house was transformed into a sunken living area. "We could have raised the floor so the living area and kitchen were both on one level, but our architect Tim convinced me that we should retain the split and he was right. It makes the space so much more interesting and is a subtle way to delineate the different areas," says Lydia. New walls were painted in a cool white, while ironbark was chosen to match the floorboards in the existing rooms. "One of the first improvements I made to the house was to rip up the carpet and I found beautiful timber floorboards," says Lydia. "When it came time to renovate, I really wanted to continue the timber and the builders did a wonderful job matching the colour." The 1950s vibe is enhanced by a three-piece lounge suite Lydia picked up secondhand for \$100 and had restored.



* SOME COSTS ARE BASED ON OWNERS' ESTIMATES AND WILL VARY. ARTWORK (WALL), FIONA OMEENYO. (ON STEPS) ANNA ENGLITS, (KITCHEN) FLYING HOME BY SAMUEL TUPOU, SAMUEL TUPOU.COM

BUDGET BREAKDOWN

Living area

Flooring: 60mm x 90mm standard grade ironbark flooring, \$70/sqm, Queensland Timber Flooring, 1800 454 900, queenslandtimberflooring.com.

Glass sliding door: \$930, Dowell Windows, (07) 5445 6022, dowell.com.au.

Windows: \$460, Dowell Windows.

Kitchen/dining area

Appliances: 90cm freestanding cooker, \$3699; rangehood \$749; semi-integrated dishwasher \$1599, all Blanco, 1300 739 033, blanco-australia.com.

Cabinetry: Overhead cabinets in Laminex Black melamine in Flint finish, shelf in Laminex New Clarity laminate and cabinets in Formica Energise melamine with solid Tasmanian oak benchtop and Hettich pull handles, \$9000, G & M Craftsman Cabinets, (07) 5443 8322, gmcraftsmancabinets.com.au.

Dining setting: Try 'Astrati' dining table in Glossy White, \$1395, 'Roma' dining chairs in White Leather, \$545 each, all Beyond Furniture, 1300 112 233, beyondfurniture.com.au.

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kitchen/dining area

Inspired by the era of the house, Lydia opted for bold orange in the galley style kitchen, with cupboard and drawer fronts in Formica Energise. Overhead cupboards in Laminex Black in a flint finish punctuate the white walls, while strips of solid Tasmanian oak were crafted into the benchtop. >

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renovator's diary

March - April 2009

Asbestos removers remove the roof, all internal walls and some external walls, and the laundry. Rain creates some hold-ups, but by Easter, the concrete footings for the extension are in.

May 2009

Most of the month is spent getting the framework for the new structure complete. A lot of time is spent on site meeting with Tim, the architect and project manager, to work out final details for the roofline.

June - July 2009

The roof, glass sliding doors and windows are installed. Work begins on external stairs up to the new master bedroom. New external walls are also erected on the original portion of the house. The bath goes in and the plasterers start on internal walls.

August 2009

Timber floors are fitted in the living area and master bedroom. Lydia meets with the builder to decide on joinery. By the end of the month, the kitchen and bathroom/laundry cabinetry and bedroom daybed are complete.

September - October 2009

Tiling begins in the bathroom and the barn-style doors are hung. Lydia shops for kitchen appliances. The wiring for the whole house is installed.

November - December 2009

The interior and exterior are painted and garden is planted in time for a combined housewarming/Christmas party.

library/home office

With limited storage in the original house, a library to house her book collection was at the top of Lydia's wishlist. The former living room was divided into a home office/library with floor-to-ceiling storage at one end and floating shelves running the length of the room. The shelves also display pieces Lydia acquired while living in north Queensland, including an earthy toned abstract artwork by Michael Aspinall. The handsome 1930s pendant light was a gift from a neighbour, while the leather lounge and rug were inherited from family.





BUDGET BREAKDOWN

Library/home office

Joinery: Amerind 'Cab Fab' White Gloss melamine shelves, drawers and filing cabinet with Hettich pull handles and melamine and laminate desk, \$4345, G & M Craftsman Cabinets, (07) 5443 8322, gmcraftsmancabinets.com.au.

Sliding doors: Custom-made doors, \$500, Seiler & Yates Building Contractors, 0414 841 345.

sliding doors

Architect Tim Bennetton installed sliding timber doors to act as a divider between the living zone and the library/home office area. "It works really well because it's so easy to partition off the rooms, yet for the most part I like to keep them open," says Lydia.

"I love features that maximise the **feeling of space**, such as the **built-in** bookshelves in the library" - Lydia



library/home office

bathroom/laundry + master bed

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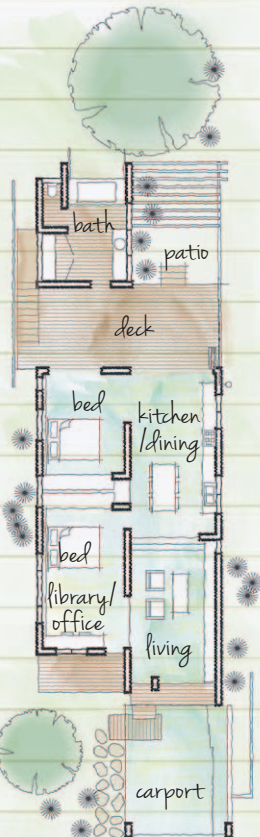
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before & after plans

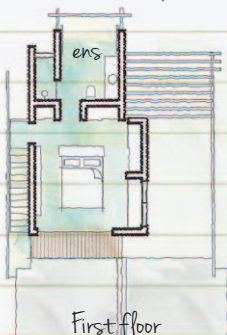
Before



After



Ground floor



First floor

during



"It's hard to beat sitting in the **bath** with a glass of champagne, **looking out** over the trees" - Lydia

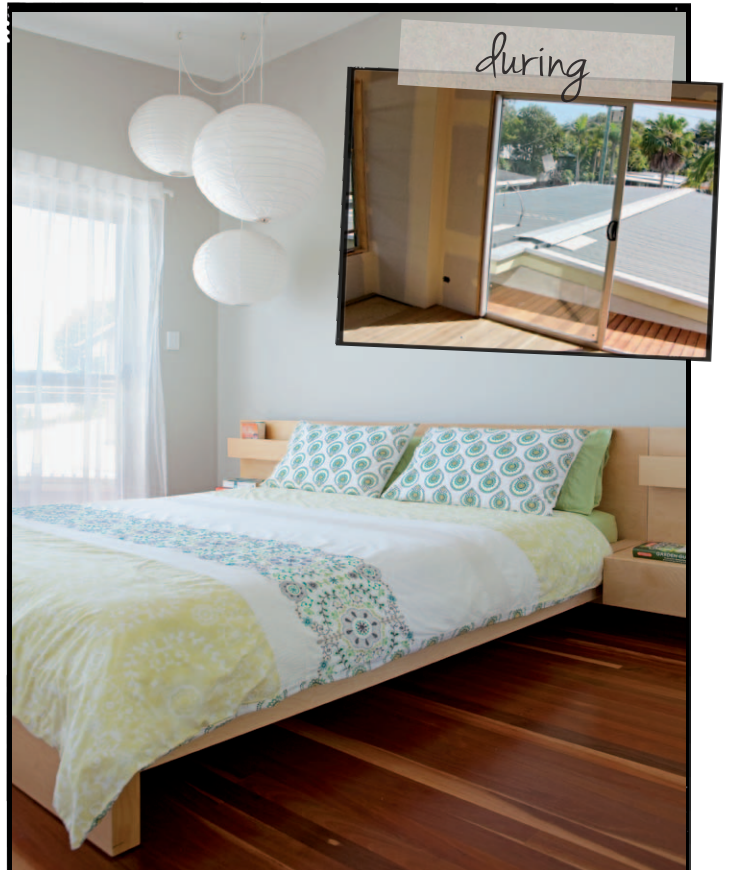
BUDGET BREAKDOWN

Bathroom/laundry

- Basin:** Caroma 'Caravelle' vanity basin, \$297.50, NCP Bathroom Centres, (07) 5443 2522.
- Bath surround tiles:** 400mm x 400mm x 20mm 'Almond' granite tiles, \$69/sqm, rebated Grande 'Almond' granite coping, \$115/lineal metre, both The Pool Tile Company, (07) 3854 0462, pooltile.com.au.
- Bathroom accessories:** Bath, \$400; bath taps, \$240; Dorf 'Tempus' basin tapware, \$326; Dorf 'Tempus' shower set, \$289; all NCP Bathroom Centres.
- Vanity:** Custom-made Laminex New Clarity laminate and melamine vanity with Hettich pull handles, \$1365, G & M Craftman Cabinets, (07) 5443 8322, gmcraftsmancabinets.com.au.
- Windows:** Custom-made polycarbonate barn doors with aluminium frames, \$3000, Seiler & Yates Building Contractors, 0414 841 345.

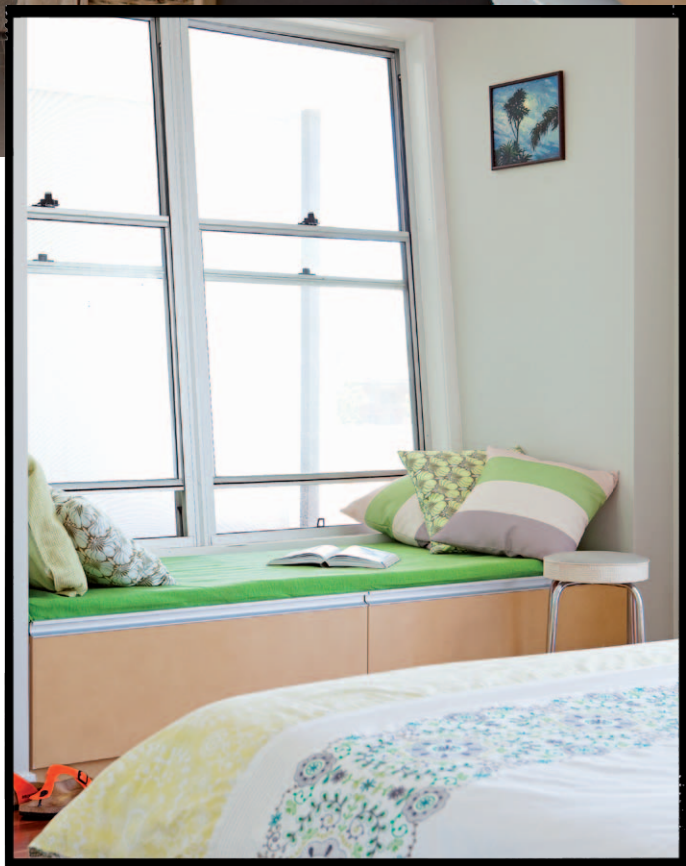
bathroom/laundry

Custom-made polycarbonate barn doors, conceived by architect Tim, form the southern wall of the bathroom. Opening the room to the backyard, the doors blur the distinction between indoors and out. "As the outlook creates a beautiful leafy backdrop, I kept the other elements quite subtle so as not to detract from the view," says Lydia. "It's incredibly relaxing - and luckily, it's very private!"



master bedroom

The main bedroom is a relaxing sanctuary, with sheer curtains that enable the light and sea breeze to be controlled, while soft grey walls are easy on the eye. One of Lydia's favourite places to read is on the daybed at the end of her bed (below left), which doubles as a storage area for spare linen. >



BUDGET BREAKDOWN

Master bedroom

Bed: Try 'Malm' bed frame in Birch veneer, \$289/ queen, bedside tables, \$100 each, Ikea, ikea.com.au.

Daybed: Custom-made daybed in Laminex New Clarity laminate with Hettich pull handles, \$946, G & M Craftman Cabinets.

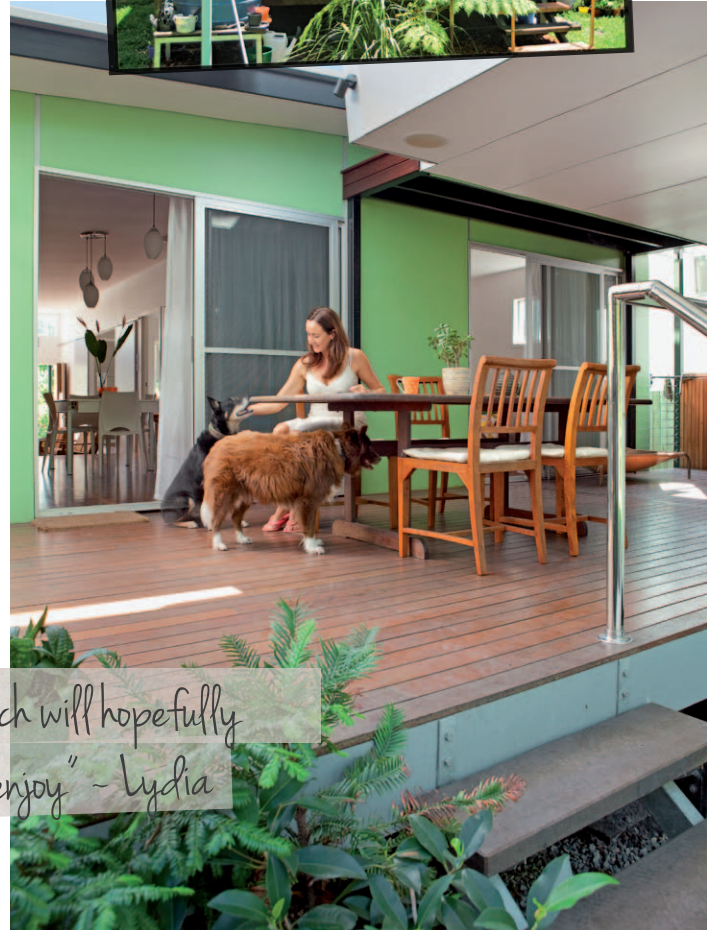
Flooring: 60mm x 90mm standard grade ironbark flooring, \$70/sqm, Queensland Timber Flooring, 1800 454 900, queenslandtimberflooring.com.

Lighting: Paper lanterns, \$11.90/small, \$15.90/medium, \$23.90/large, Noosa Lighting, (07) 5449 8422, noosalighting.com.au.

Windows: Double hung windows, \$660, Dowell Windows, (07) 5445 6022, dowell.com.au.

bathroom/laundry + master bed

before



"Now the house has a new **lease of life** which will hopefully mean it lives on for another **generation** to enjoy" - Lydia

patio

In the patio area (above), a recycled plastic outdoor rug from Pandanus Culture anchors a pair of retro tub chairs. The garden is low maintenance, with dwarf citrus and pots of mother-in-law's tongue providing a perimeter of greenery. "They look after themselves and they're impossible to kill," says Lydia.

deck

The central deck (above right) can be accessed via the guest room, kitchen and the combined bathroom/laundry. It is also where Pirate, a black kelpie, and Nancy, a border collie cross, spend most of their time.

exterior

"When choosing the exterior colour scheme, I really wanted green because I think it reflects the era of the house," says Lydia. She bought countless sample pots before settling on Bristol Green Tease. With the house set on a long, narrow block, Lydia decided that building up was better than extending out, in order to retain as much backyard space as possible for her dogs, chickens and a garden. "The extension really didn't encroach on the backyard, yet we were able to add a third more living space," she says.

BUDGET BREAKDOWN

Exterior


Paint: WeatherTough Exterior paint in Green Tease, \$65.90/4L, Bristol Paints.

Deck: Merbau deck, \$6000, Seiler & Yates Building Contractors.

SOURCE BOOK

Architect: Tim Bennetton Architects, (07) 3846 0064, timbennetton.com.au.

Builder: Stephen Yates of Seiler & Yates Building Contractors, 0414 841 345.

Joinery: Neil Goschnick of G & M Craftman Cabinets, (07) 5443 8322. 

exterior