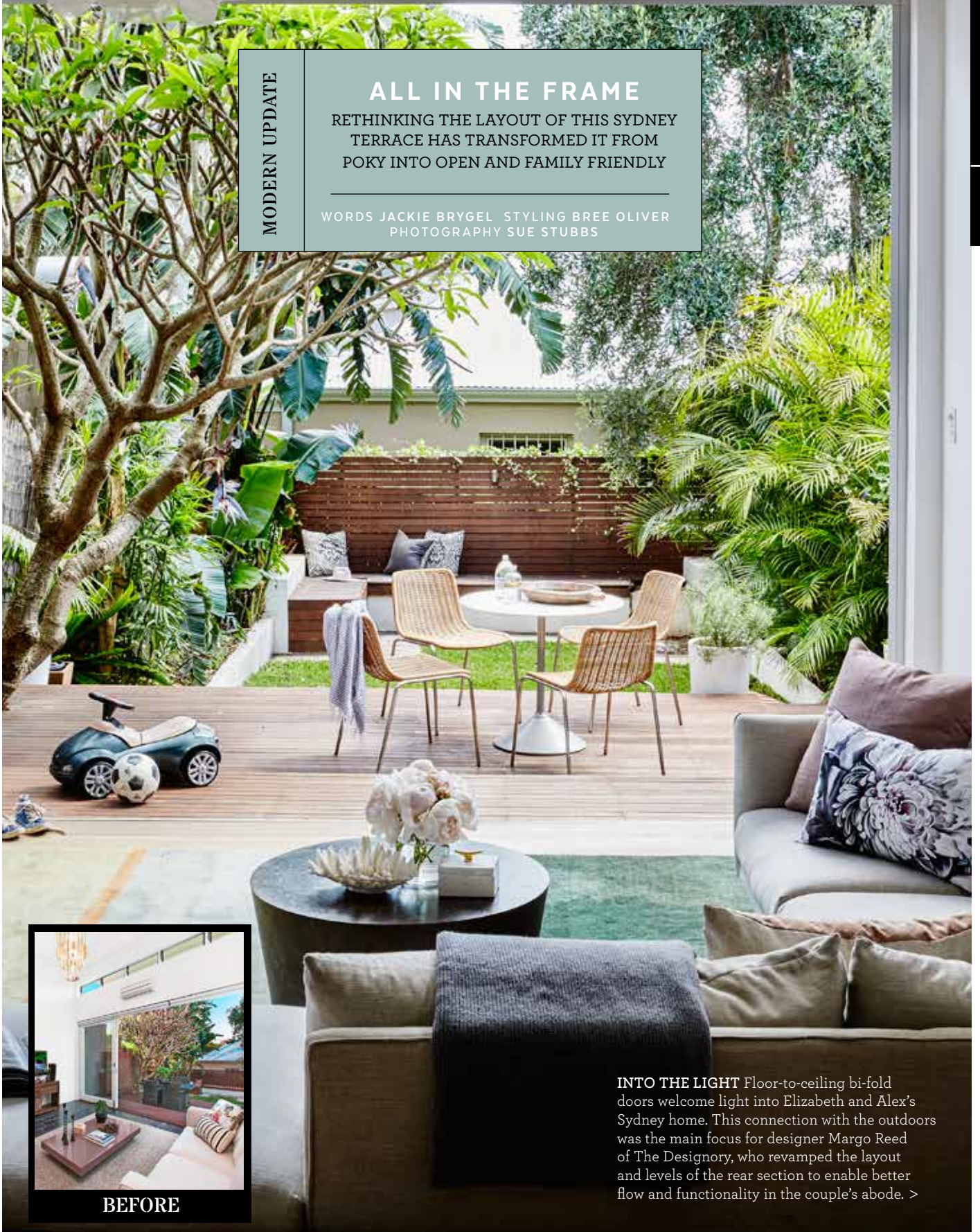


MODERN UPDATE

ALL IN THE FRAME

RETHINKING THE LAYOUT OF THIS SYDNEY TERRACE HAS TRANSFORMED IT FROM POKY INTO OPEN AND FAMILY FRIENDLY

WORDS JACKIE BRYGEL STYLING BREE OLIVER
PHOTOGRAPHY SUE STUBBS



INTO THE LIGHT Floor-to-ceiling bi-fold doors welcome light into Elizabeth and Alex's Sydney home. This connection with the outdoors was the main focus for designer Margo Reed of The Designory, who revamped the layout and levels of the rear section to enable better flow and functionality in the couple's abode. >

BEFORE



WHO LIVES HERE? Elizabeth, Alex and their four young children.
LOCATION: Sydney's eastern suburbs.
ORIGINAL PROPERTY: A semi-detached Victorian terrace that had been previously renovated and extended in 2008.
TIME FRAME: 12 months.
WHY THE RENO? Elizabeth and Alex contacted Sydney-based The Designory with the intention of updating their home's kitchen and laundry. However, the couple soon realised that the entire house needed a major overhaul. While it had been renovated less than a decade earlier, it was beginning to show its age and was far from ideal in terms of function and practicality. "It had an awkward layout and was difficult for a large family with young children to use and enjoy," says Margo Reed, head designer of The Designory.
THE WORKS: Local building firm B2 Construction carried out the renovation, which included significant changes to the downstairs level. The floor level from the edge of the TV room at the front of the house was lowered, enabling the bathroom, laundry, kitchen and dining areas to sit on the same level. This also meant easier access to a lower-level living room, which is now accessed via two steps rather than the original full flight. The downstairs bathroom was relocated from one side of the house to the other and is now positioned under the stairs as a combined laundry/bathroom, which then freed up space to create a larger entertainers' kitchen. Sliding doors to the deck were replaced by bi-fold glass doors and new timber flooring was fitted.
FAVOURITE ASPECT: "The kids love all the space - and so do we," says Elizabeth. "We now have a surprisingly roomy house that works really well."
LESSONS LEARNED: While the renovation proved a much larger and costlier exercise than first planned, these forward-thinking homeowners now have every intention of staying put for many years to come. "It's pretty perfect for the way we all live," says Alex.

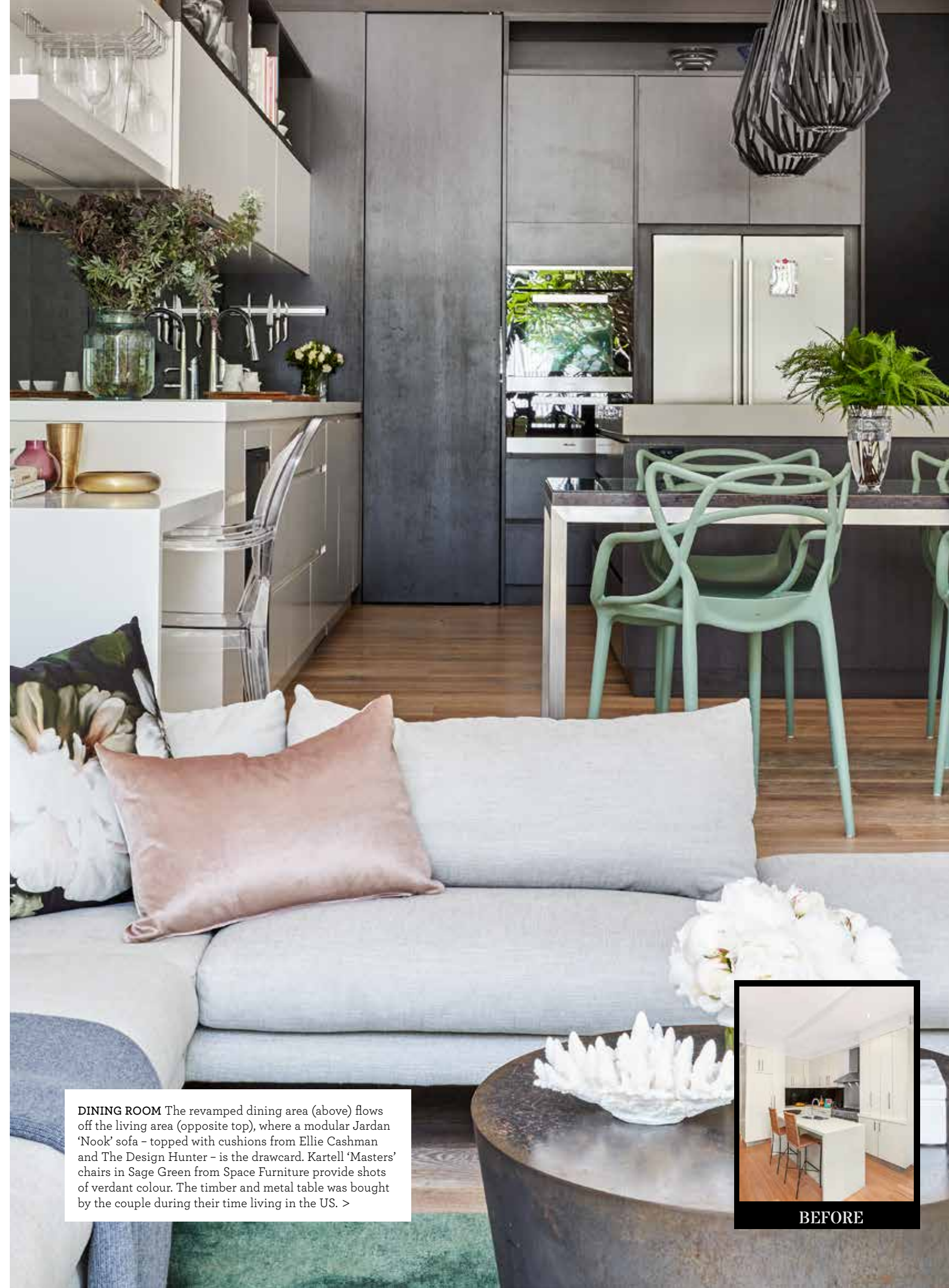
"WITH A LARGE FAMILY AND *regular visits* FROM EXTENDED FAMILY, IT WAS IMPORTANT TO CREATE *multiple* LIVING SPACES" ~ MARGO REED, DESIGNER

KITCHEN Grounded by engineered timber flooring, the new kitchen (below left & opposite) marries form with function. Sculptural Valo 'Geo' timber light pendants cast a glow over a breakfast bar topped with Corian in Concrete (try CASF). For the workbench, owners Elizabeth and Alex selected Corian in Glacier White, which blends in a treat with 2-pac joinery in Dulux Sandy Day Half. The deep colour and texture of Briggs Veneers' 'True Grain' veneer in Liquorice is brought to life in the tall cabinetry as well as under the island. A mirrored splashback visually expands the space, which also features artwork by the couple's children. The Kartell 'Charles Ghost' stools are from Space Furniture.

BUDGET BREAKDOWN

LIVING ROOM & DINING ROOM: Flooring: 'French Oak Provencal' 220cm x 19cm timber-finished floorboards, \$165/sqm (excludes installation), Porter's Paints. **KITCHEN: Appliances:** Electrolux fridge, Miele oven, Miele warmer drawer, Vintec wine fridge, \$10,300, all Winning Appliances. **Benchtops:** Corian in Concrete and Glacier White, \$1180 each/sqm, CASF. **Cabinetry:** Custom 2-pac in Dulux Sandy Day Half and Briggs Veneers' True Grain in Liquorice, \$50,000. **Lighting:** Valo 'Geo' timber pendants, \$600 each, Globe West. **Splashback:** Mirrored splashback, \$500/sqm. **Tapware:** Franke pull-out mixer and Zip Hydrotap, \$3900. *Stockists, page 212*

(THIS PAGE) COFFEETABLE, FOR SIMILAR TRY FANTASTIC FURNITURE, KARTELL 'LOUIS GHOST' DINING CHAIR, SPACE FURNITURE, RUG, FOR SIMILAR TRY LOOM



DINING ROOM The revamped dining area (above) flows off the living area (opposite top), where a modular Jordan 'Nook' sofa - topped with cushions from Ellie Cashman and The Design Hunter - is the drawcard. Kartell 'Masters' chairs in Sage Green from Space Furniture provide shots of verdant colour. The timber and metal table was bought by the couple during their time living in the US. >



BEFORE

MODERN UPDATE



LAUNDRY/BATHROOM Partially tucked under the ground-floor stairs, a new laundry doubles as an additional bathroom (top & right). Sophisticated Di Lorenzo 'Belgique' floor tiles in Dark are teamed with subway-style wall tiles - also from Di Lorenzo - laid with on-trend charcoal grout. Topping the vanity, which neatly houses a washing machine, dryer and ample storage, Corian in Glacier White was chosen for its low-maintenance qualities. Eye-catching matt white 'Penny Round' tiles from Teranova, laid with contrasting charcoal grout, were selected for the shower.

BUDGET BREAKDOWN

LAUNDRY/BATHROOM: Basin: Unoceramica 'White Stone' undermount, \$550, Reece. **Benchtop:** Corian in Glacier White, \$1180/sqm, CASF. **Cabinetry:** \$12,000. **Tapware:** Sussex 'Scala' basin mixer, \$367, rail shower, \$572, and shower/bath mixer, \$316, all Reece. **Tiles:** 'Penny Round' tiles, \$165/sqm (including installation), Teranova; 'Belgique' 1200mm x 200mm floor tiles, \$194/sqm (including installation), and 400mm x 100mm subway tiles, \$115/sqm (including installation), both Di Lorenzo. **Stockists, page 212**



RENOVATION TIMELINE

JANUARY-FEBRUARY 2015: Elizabeth and Alex meet with The Designory director Melissa Bonney to discuss their plans to renovate their recently purchased home.

MARCH-MAY 2015: Builders B2 Construction are hired and undertake a site assessment. Planning begins, with the new layout finalised. Designer Margo begins work on the new finishes and fixtures.

JULY-SEPTEMBER 2015: A Complying Development Certificate is completed and lodged. The family moves out and work begins. The rear of

the house is cleared, the floors are lowered and walls removed.

OCTOBER 2015: The wall framing is completed, new timber floors and doors are installed and the bathrooms are tiled. Paintwork commences and the new joinery is delivered, along with other new fixtures and fittings. The project is completed in time for Christmas.

INTERIOR DESIGNER Margo Reed, *The Designory*, (02) 9386 9638, thedesignory.com.au.
BUILDER B2 Construction Pty Ltd, 0404 154 431, b2construction.com.au.

BEFORE



AFTER



THE DETAILS

*ACTUAL PAINT COLOURS MAY VARY ON APPLICATION. PRICES QUOTED ARE TO BE USED AS A GUIDE ONLY. SOME COSTS ARE BASED ON OWNERS' ESTIMATES AND WILL VARY. ILLUSTRATION KENZIEDSIGN.COM