



exterior
 The curved exterior is a striking feature, clad in cedar stained with Cutek 'Colourtone' oil in Black Ash. Out the back (opposite), horizontal Scyon 'Stria' cladding in Dune contrasts with vertical Weathertex weatherboards in Haymes Black Pitch paint.



STYLING ASSISTANCE: ALEXANDRA DONNOLLY

Who lives here: Pippa and Bruce Lee; and their children, Jensen, 6; and Sienna, 4; plus family dog, Jett.
Style of home: A customised prefab home that incorporates the curves found in a neighbouring building. It has four bedrooms, three bathrooms, two studies, plus a pool out the back.
 ⌚ It took about eight months for the home to be built, delivered and ready to move in.
 \$\$\$ The cost of the build, including the Prebuilt house, onsite build, pool, landscaping and interior design, was \$1.85 million.

DREAM IT. DESIGN IT. DO IT.

pretty fabulous

Turning the cookie-cutter modular house myth on its head, this prefabricated home proves that thinking outside the box pays off

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Bruce and Pippa's wishlist

- + "We wanted the home to work with the outdoors, and we really wanted enough space for a pool."
- + "We needed a home that retained a sense of privacy but also let sunlight in from front to back."
- + "We had to be able to enjoy the home as a family, but we also wanted quiet spots and a place to relax."

the woodboard



Giving up their dream block of land in Sydney's iconic Bondi Beach turned out to be a blessing in disguise for Bruce and Pippa Lee (pictured above with their children Sienna and Jensen and dog Jett). They discovered after buying that council restrictions in the area wouldn't allow them to create the home they envisioned.

The couple had spotted a Prebuilt home years ago on *Grand Designs Australia*. "We fell in love with the project and the possibilities it opened up for us," says Bruce. "We looked up the Prebuilt website and loved it - and it was cheaper than other options!"

After heading back to the drawing board, the couple found an even bigger block of land in idyllic Rose Bay, minus the restrictions that had stopped their plans. This time, it came complete with a northern aspect, beautiful umbrella trees and Norfolk pines out the back. "We got excited again," says Pippa, and together with the Prebuilt team and their partner architects, Pleyzier Perkins, she and Bruce began the process of building a brand new home.

DREAM IT.

The couple already had two previous renovations under their belts, and were well aware of the planning and commitment that goes along with a new build. However, they had never experienced a prefabricated design before.

"We realised we had to be organised at the outset," says Bruce. "We had to be really clear on what we wanted early in the process, because after that there's not much room to add to the design once you've settled on the concept."

The couple sat down and thought about what they really wanted from the home. They realised their priorities lay around having a home that was sympathetic to the surrounds, quiet but connected, and had ample room for outdoor living.

"Light is also important to me," says Pippa. "I wanted this home to really make the most of the way the sunlight moved across the property and we really needed to be able to comfortably accommodate all the changing needs of a growing family."

hallway

'Aged Smoked & Limed' wide timber floorboards from Royal Oak Floors set the tone for the beach-inspired colour palette throughout the home. A dark Victorian ash divider echoes the deeper colours found on the exterior and front door.



kitchen

A view of the greenery outside is provided by a clever window splashback. Potted plants echo the natural elements, while a combination of stone, timber and glass provides a rich texture palette. Built-in Smeg appliances and a sleek island bench keep the look streamlined.



DESIGN IT.

The home's external design took its cues from the surrounding architecture. "The curve at the front of the home was created to tie into the balconies of the Art Deco apartments next door," says Bruce. "The external colour was taken from the big tree at the front."

"When we met Melissa Bonney and Larissa Raywood from The Designory, we knew we'd found the interior designers for us," says Pippa. "They understood our taste and started working with a concept of 'sophisticated beach style', which we loved."

Larissa began by linking the contrasts that were present on the exterior through to the interior scheme. "The contrasting timbers of the facade are found in the interior timber screen, window frames, chairs, carpet, feature pendant lights and the overall master bedroom palette," she says. "It's the common thread that can be found throughout the home."

Bi-weekly meetings were held to ensure the team could pull the material palette together, "which then followed into the decorating and furnishings meetings," says Larissa. Having both Pippa and Bruce present at the meetings was key. "It helped us move the design process along to meet set deadlines," says Larissa.

The final look was put together in a 3D model by Pleyzier Perkins. This model also allowed the family to see how the sunlight moved through the home throughout the day and over the course of the year. "Light makes a huge difference to interiors, and scrolling the bar across our computer-generated house allowed me to see what worked with the natural light," says Pippa. "It was incredible."

dining area

Black Philippe Starck dining chairs and a bold Ay Illuminate pendant light from Spence & Lyda give this space a distinctively dramatic feel in a home where soft neutrals are the norm. The triptych artwork by Adam Long adds interest while sunlight floods in from the backyard, providing a strong indoor/outdoor connection.



MOODBOARD EXTERIOR IMAGE: ARCHIBLOX; ARCHIBLOX.COM.AU; AGED, SMOKED & LIMED FLOORING: \$121/SQM; ROYAL OAK FLOORS; ROYALOAKFLOORS.COM.AU

living area

A curated display and wall-hung television creates a pared-back, elegant look, while New Age Veneers 'Navurban' cabinetry in Fremantle offers a beachy vibe. The built-in 'New Botticino' ledge from Marble & Ceramic Corp is perfect for extra seating. Natural light picks up the honey tones in the stone and timber elements.

"I wanted to make the most of the way the sunlight moved across the home" PIPPA LEE, HOMEOWNER

**DO IT.**

Not many new homeowners can boast that their house arrived via police escort, but the Lees certainly can. "We had to shut down the street from 6am when the truck from Melbourne arrived with our house on it, plus a 100-tonne crane," says Bruce. "And basically that was what we had to plan the entire project around - we live on a street that is a thoroughfare for school drops-offs, so we had to make sure our home arrived during the holidays." Working back from this date, the home, delivery and fit-out all had to be carefully planned to meet the deadline. "They did it with no worries," says Bruce.

The transformation from empty block to new home stirred up a lot of interest in the street. "We had people with cameras stopping and taking pictures as the first module was craned into position," says Bruce.

The couple admit to feeling nervous as the home connected into place, but they needn't have worried. "My heart was in my mouth as the first two modules were slowly craned into position," says Bruce. "But it all fit together perfectly like Lego," says Pippa.

After the surge of activity, it was six weeks until the family could move in, ensuring the bathroom, kitchen and laundry were completed, and that the internal furnishings were in and looking like the home had been there all along. **ID**

For more info on the companies involved in this project, visit thedesignory.com.au, prebuilt.com.au and pleysierperkins.com.au.

master bedroom

A pair of brass 'Pinch' pendant lights from Auhaus and pink cushions from The Design Hunter create a luxe hotel feel in the master bedroom. Patterned Shibori 'Stalactite' wallpaper from Milton & King Wallpapers adds pattern to the grey-and-black palette. Simple GlobeWest bedside tables keep the look light.





bathrooms

Upstairs, the master ensuite is lined with textural 'Stoneclay' tiles from Signorino Tile Gallery on the walls and floor, as well as a feature wall of custom fan carrara marble tiles by Marble & Ceramic Corp.



laundry

This functional space is treated to a luxe effect with organic textures in the form of baskets and a woven rug, plus pale grey floor tiles and ample bench space. Clever built-in open shelving above the bench makes storage a breeze, while subway tiles are a contemporary addition.



GROUND FLOOR

- 1. Entry
- 2. Storage
- 3. Laundry
- 4. Deck
- 5. Storage
- 6. Butler's pantry
- 7. Kitchen
- 8. Dining area
- 9. Living area
- 10. Deck
- 11. Spare bedroom
- 12. Bathroom
- 13. Study
- 14. Playroom
- 15. Kids' study area
- 16. Master ensuite
- 17. Master bedroom
- 18. Balcony
- 19. Sienna's bedroom
- 20. Bathroom
- 21. Jensen's bedroom

the best bits

- + "We love the privacy of our home, but that it's also connected to the street through colour and the huge picture window in the front," says Pippa.
- + "The living, dining area and kitchen look out into the backyard with our pool," says Bruce. "It's such a nice connected feeling and draws the eye outwards."
- + "The curved wall at the front is a beautiful architectural feature, on the outside and inside," says Bruce.



lessons learnt

Match your building process to your personality

"Going down the prefabricated route works for people who are organised from the outset. It was a good fit for us because we wanted to make all the hard decisions at the start and watch it all unfold" BRUCE LEE, HOMEOWNER