

RENOVATE

The terrace references cafe design and the industrial history of the area.



Espresso yourself

This family embraces all that inner city living has to offer on a slim site, writes Robyn Willis

There are a lot of benefits to living in Camperdown. The inner west suburb is close to the city and RPA Hospital as well as being serviced by excellent parks and a vibrant cafe culture.

The owners of this house, a couple with three growing children, wanted to tap into all that when they bought the six-metre wide terrace next to a warehouse in a quiet cul-de-sac. They had been renting in the same street for some time but knew the former deceased estate was in no state to be lived in.

Interior designer Andrew Waller says making the most of the house meant treating the site as a whole.

“The front rooms we kept as they were but from the staircase back it was a warren of rooms

with two smaller bedrooms above that,” he says.

Opening up the staircase to let light filter from the top floor down to the living area below was a given. But it’s at the rear that this renovation really comes into its own. Taking his cues from cafe design, Andrew opted for an open plan kitchen and dining space stepped back from the northern boundary at the side to create a servery window with stools. At the rear, a timber deck overlooks the narrow backyard.

Rather than staring at the fence line, the owners decided on a self-contained space with a bedroom, ensuite and living area on one level and a laundry, rumpus and garage below.

Andrew tied the two spaces together by using common design elements such as the Juliet balconies and similar materials such as recycled bricks, which drew on the industrial history of the area and created a greater sense of space.

“We used more urban materials and exposed the brick wall in the kitchen and then used recycled brick in the garden room (at the back) to mirror the materials in the house,” he says.

“There are not many other materials we could have used to make that space feel like it’s part of the garden.

“It really blurs the lines between indoors and out.”

While the master bedroom is on the ground floor at the front of the main house, upstairs there are three more bedrooms and a full bathroom with skylights.

Another set of stairs leads to an attic space and roof terrace. Andrew says council was a little more flexible given the adjacent building was a warehouse.

“We really were not expecting them to let us put another level on but they surprised us,” he says.

Pictures: Nicholas Watt

THE PROJECT

Owners

A couple with three children

Designer

Andrew Waller, mrwaller.com

The brief

To make a narrow and dark terrace feel large enough for a busy family who love cafe culture

The site

A deceased estate next to a warehouse in Camperdown

Design solution

To leave the front of the ground floor as is but completely open the back to the courtyard with an open plan kitchen and dining space and a separate studio at the rear of the site.

How long did it take

About a year



YOUR LAND IS ABOUT TO BE REGISTERED. WHAT NEXT?



Your deposit has been paid and your land is about to be registered. Once settlement goes through, you'll begin to pay interest. To avoid paying more than you have to, it makes sense to ensure that the gap between settlement and the start of construction is as short as possible. Eden Brae Homes actively helps its customers to use that time well, ensuring the transition from empty block to dream home is smooth and speedy.

BuildSure Guarantee benefits

Eden Brae sales manager Bill Hawie says Eden Brae ensures a short time frame between settlement and construction.

"Typically, builders increase their prices up to \$15,000 a year – extra costs a customer may have to pay if building doesn't start quickly once their land is registered," he says. "The good news is that it's Eden Brae's policy to limit how many houses we can comfortably build at any one time without compromising on quality. That makes a big difference to our customers because, unlike many other builders, we give every customer an exact start date."

Mr Hawie says the BuildSure Guarantee gives 12 months' price certainty. "This means our customers have the peace of mind that comes from knowing there'll be no unexpected price rises on any item in the contract – not just the base or package price," he says.

And that's not all. Customers can also take up Eden Brae's Price Protection Option. For a small additional fee, the price can be fixed for a further six months, giving a total of 18 months' price certainty. "It's a big point of difference and particularly helpful for those families needing a delayed start," Mr Hawie says.

Be prepared

Once your land is registered, Eden Brae will get busy. "We're the experts in helping our customers get everything in order," Mr Hawie says. "That's important because being prepared can save serious money. Our long-term industry experience means we know exactly what land developers and councils need for a compliant home build." Additionally, Eden Brae can lodge your DA to council or your complying development to a private certifier. "Our customers are happy for us to assist because if all the paperwork is in order, it means they'll get into their new home sooner," Mr Hawie says.

When it comes to home design, it makes good sense to get the floor plan right from day one. "Prepare for your home build by taking the time to carefully consider a long-term view of what you want your home to provide," Mr Hawie says. "We recommend our customers research ideas 6 to 12 months before settlement. Changes down the line are often possible but can mean additional costs and an extended completion date.

Our customers value the input of Eden Brae's highly experienced consultants at this stage. They take the time to find the floor plan that suits a customer's needs best to minimise the number of potential alterations after building has begun."

To find out more about Eden Brae's BuildSure guarantee, visit edenbraehomes.com.au

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Service
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THE SOURCE

Rear cladding Colorbond standing seam cladding in Monument, colorbond.com

Doors and windows Steel framing from Steel Doors, steeldoors.com.au

Dining chairs Bentwood chairs in custom colour by Fameg from Remodern, remodern.com.au

Outdoor lounge Eco Outdoor, ecoooutdoor.com.au



The rear self-contained studio has a recycled brick floor that blurs the lines between indoor and outdoor spaces to make the garden feel larger.

