



# Modern STYLE... OLD CHARM



A contemporary and sympathetic renovation with strong street appeal.

IN BRISBANE'S HAWTHORN an old favourite is treated to an exciting restoration.

**The property.** A 1930s Queensland-style timber and tin, 2-bedroom home in original condition on a large block of land.

**The architect.** Dion Seminara of

Dion Seminara Architecture, Hawthorne (07 3899 9450).

**The brief.** With the clients wanting to subdivide the block into townhouses, the entire house

needed to be moved to the front of the site and once there, they wanted to expand it and add more bedrooms, a family room, an entertaining deck, double garage and courtyard.

**The cost.** As the work is being completed in stages, the cost of the project is \$200,000 plus, with a new kitchen, painting and two new bathrooms yet to be installed.

**The time frame.** The project began in 2000 and each consecutive stage has been progressing at a steady pace.

**The renovated result.** The result is a contemporary and sympathetic renovation with strong street appeal. With the bedrooms

located downstairs, the upper level is freed up to house spacious living areas with direct access to views and an excellent north-east aspect. The design also maximises all available entertainment space, with an indoor/outdoor area that serves as a family room or deck and a private courtyard area that is carefully positioned away from the new subdivision developments.

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## A tall story

Hillarys in WA was the setting for this recent transformation.

**The property.** A well built, courtyard house in dark brick with a low pitch tile roof, which was too small and did not take advantage of its location and views (the main reasons the clients bought the house).

**The architect.** Martin Dickie of Dickie Architects, Duncraig (08 9448 4806).

**The brief.** To enlarge the house to cater for the needs of a family with three boys, including

expanding the kitchen and dining areas, plus adding a study and second story for a master bedroom suite. The ground floor also needed to be wheelchair accessible.

**The cost.** To renovate, extend, re-roof and render the whole house cost \$230,000.

**The time frame.** The total project began in August 2000 and concluded in September 2002. This included the time taken for the client to obtain financing and the builder to obtain insurance (during the HIH collapse, mind you).

**The renovated result.** The end result of this project is a transformation from a traditional, suburban brick house into a

spacious and modern two storey home with many practical design features. The ground floor layout is well suited to the needs of a family

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with the main living and dining areas flowing off a large, open kitchen that is the hub of activity. Upstairs, the private parents retreat provides well deserved breathing space, with views across the park.

