

**FACT FILE**

To replace a tired weatherboard shack with a contemporary three-storey property taking in sweeping beach views

**THE FAMILY**

Vincent and Kim Tan and their daughter Kathleen, 24

**THE BUILDER**

Precise Constructions



**A** The home's impressive facade and entrance **B** A courtyard contributes to the home's indoor/outdoor flow **C** The lounge area and deck beyond take full advantage of the spectacular view



# Serenity by the sea

This innovative home makes the most of its enviable position, writes **Catherine Nikas-Boulos**

**N**orth Curl Curl boasts a glorious beach but the Tan family has further enhanced the suburb with its own magnificent addition. A grand three-storey architect-designed house now sits proudly across from the beach, with a verandah and terrace taking in expansive water views to Dee Why, Manly and beyond.

Vincent and Kim Tan, previously of Forestville, had scoured the market for over a year to find just the right block of land to build their dream home.

Water views were essential and Vincent and Kim were drawn to North Curl Curl. "It's just so relaxing living here," Vincent

says. "We have Curly beach on one side and Dee Why beach on the other, sometimes I take the long road home via Long Reef, just because it's lovely."

**Contemporary chic**

Vincent and Kim wanted a house to complement the surrounds, to be contemporary but not faddish.

For instance, while many new beachside builds feature a curved roof, echoing waves, Vincent didn't want to buy into trends.

"I thought that would date in seven or eight years," he says. "I wanted the design to be modern but able to withstand the test of time."

This simple brief translated into a three-level house with four ample bedrooms, the main with ensuite and walk-in robe, a family/rumpus room on the middle level, and top level dedicated to the kitchen, another family room, dining and lounge.

**Architectural features**

Precise Constructions' managing director Murray Grantham was entrusted with the task of demolishing the single-storey, three-bedroom weatherboard beach shack and building the impressive Tan house.

With about 560sq m to work with, Murray says there was plenty of room to build the double-brick and concrete





**D** The open-plan kitchen/dining area  
**E** A bridge links the main bedroom and study  
**F** Main bedroom  
**G** The stylish bathroom



**"It all works. There are no dead spaces and nothing looks out of place; it's a nice, easy-living, beautiful home"**



grand design, which is capped off with a Colorbond roof.

"Simply put, they wanted to build a contemporary home that took advantage of North Curl Curl beach."

Murray says the sloping block presented the opportunity to work with an interesting split-level design, but the house has many other noteworthy features, such as the internal bridge that links the main bedroom to the study.

"There are lots of architectural features in this home, but the steel construction bridge, well, I've never seen anything like that before," he says.

### Luxurious fittings

One of the biggest challenges for Murray was working with maximum ceiling heights over the three levels. Warringah Council sets a maximum of 8.5m from the ground to the highest point of the roof, and the three levels had to fit within that.

Vincent agrees this was one of the most

challenging aspects of the build, and he was forced to rethink the original design, dropping the roof by 5 per cent. However, he is philosophical about the one small change implemented by council.

"I would have loved a higher-pitched roof, but you can't win them all."

Murray says they still managed to achieved a great result, with all of the ceilings higher than 2.7m.

Luxurious touches include a stone feature wall at the entrance and brush box timber stairs and flooring.

The modern kitchen has a large island bench and seating for four, but the dumbwaiter lift is the talking point.

Running from the garage to the kitchen, this service lift ferries the shopping from the car to the kitchen. It might sound like an extravagance but it beats carrying groceries up three flights of stairs.

The bathrooms feature custom-made vanities, CaesarStone benchtops and full-length mirrors, complemented by

underfloor heating, heated towel racks, concealed cisterns and wall-hung toilets.

Murray says he is pleased with the way it all came together over 12 months.

"It all works. There are no dead spaces and nothing looks out of place; it's a nice, easy-living, beautiful home. The detailed finishes in the home are also impressive."

### Light touch

Vincent particularly likes the way the house lights up at night.

"The house just has a nice feel, it lights up beautifully at night," he says. "The house is big and nice but I didn't want to overspend, the brief was to keep it simple."

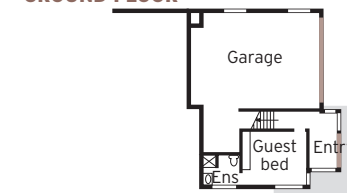
He says it turned out exactly, if not better, than he envisaged.

**nikasc@dailylelgraph.com.au**

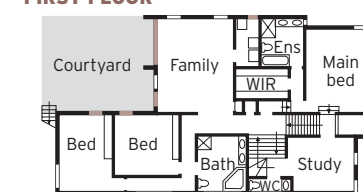
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**Precise Constructions** 9971 8192,  
preciseconstruction.com.au

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