



FACT FILE

THE BRIEF

To knock down a tired 1960s red-brick home and replace with a family-friendly contemporary design with a pool

THE FAMILY

Murray and Rosina Grantham, and children Shaun Fiorentino, 21, Daniella Grantham, 4, and family dog Hannibal

BUILDING DESIGNER

Gregg Kett, GM Kett Pty Ltd Building Design

THE BUILDER

Precise Constructions



A modern addition

After doing their sums, a family decided their 1960s beachside home had had its day

The old red-brick two-storey home appeared large enough for a family of four, but what it seriously lacked was a designer touch. It was also devoid of any modern trimmings. Built in the 1960s and renovated in the '70s, it was, according to owners Murray and Rosina Grantham, past its use-by date.

Considering options

When they bought the beachside property in Collaroy Plateau, it was only with the intention of using it as a rental. As time went on, Rosina says it dawned on them they could make it their home.

"We thought, why don't we do something

with the place? It's so handy, the beach is down the road, it's close to transport and the school is across the road."

Murray, who is managing director of Precise Constructions, discussed the options with Rosina. Ultimately the decision was made to knock it down.

"We went through the figures, the cost of renovating was high and we were still stuck with the old building," Rosina says. "Because the house was built in the '60s with old wiring and plumbing, we would just be tacking new on to old."

"For an extra \$100,000 we decided to knock the place down and because we took that approach we ended up with a

bigger house with a pool. And because we were laying a new slab I was able to put in underfloor heating, which I really wanted."

"The house starts on the same building line as it did but I couldn't possibly have achieved this size of house by tacking on here, there and everywhere."

Putting a custom-designed home from GM Kett Pty Ltd Building Design on the 420sq m block, afforded the family four bedrooms, three bathrooms, a billiard room with wet bar and a double garage.

Building designer Gregg Kett agrees that after viewing the original house the logical thing to do was start afresh.

"When almost everything needs to be



A The house has a cladding and timber frame upstairs
B A solar-heated pool enables year-round swimming
C Proud owner Rosina Grantham
D The open-plan kitchen and family room
E The main bedroom
F One of the three bathrooms
G The open staircase
H The spacious lounge room

PHOTOS: BOB BARKER



changed, then knocking down a house and building a new one makes much more sense financially,” he says.

Gregg says he designed the house to take advantage of the ocean views to the southeast, but a major concern was the overshadowing on neighbouring properties.

“We had to be sure not to make the pitch too high and then build a privacy screen so we’re not impacting the neighbours.”

Incredibly handy

Rosina is ecstatic with her house and says her new kitchen is a standout. A large island bench, which she uses to do her preparatory work and as a servery is incredibly handy.



“I come from a big family and Christmas time was great,” she says. “I had 20 people standing around the kitchen and no one stepping over each other.”

The kitchen features white polyurethane handleless cabinets with 60mm CaesarStone benchtops. A merlot-coloured splashback adds vibrant colour.

The bathrooms all come complete with travertine flooring and CaesarStone-topped vanities.

“We have a large ensuite with a double shower in the master bedroom, we have a large mirror and heated towel rails.

“All these little bits and pieces, which we didn’t have in the old house, add up and feel like luxuries.”

Plenty of sunlight

The new house, which is double brick downstairs with a cladding and timber frame upstairs, has been designed to the family’s specifications.

“The features we like most are the high raked ceilings and louvred highlight windows on the first floor, which let in plenty of sunlight and cross ventilation,” Rosina says. ■

Catherine Nikas-Boulos

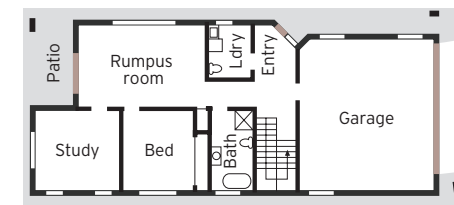
MORE INFORMATION

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preciseconstruction.com.au

ROSINA'S ADVICE

- » Do the maths before you start a renovation. If you have several structural changes to make it may turn out to be more cost-efficient to start from new.
- » Think about all the inclusions you want before you start. Provisions for underfloor heating and ducted airconditioning need to be considered.
- » A pool is great for a backyard but is often only used in the summer. A solar-heated pool will allow your family year-round enjoyment.
- » A muted colour palette is classic touch for a home, but bright colours, by way of a splashback in the kitchen or a feature wall are a clever way to introduce highlight hues.

GROUND FLOOR



FIRST FLOOR

