

# sanctuary in the city

A testament to indoor-outdoor living at its best, this 100-year-old Sydney terrace has been transformed into a modern-day beauty

WORDS VANESSA KEYS STYLING LISA HILTON PHOTOGRAPHY ALINA GOZIN'A



before



after

### take a long line

Measuring a mighty nine metres, this chic CaesarStone workspace in Seattle Sky extends all the way into the courtyard. Boasting graceful curved corners and seamless polyurethane joinery, this bench is the ultimate in indoor-outdoor living, featuring a built-in barbecue, Miele oven and microwave and a Bosch dishwasher. Integrated stainless-steel basins increase valuable bench space, while the handle-free cabinets and higher-than-average overhead cupboards lend the illusion of extra space.

### rethink space

By moving the family room into the space once occupied by the kitchen, Chris and Nicole have effectively reclaimed space for a fuss-free indoor-out ambience. Cypress pine floorboards from Agrain Timber Floors were chosen to match the original floorboards in the adjoining dining/living area. A polyurethane finish in high gloss gives the flooring depth and reflects the warm sunlight.



after

Whoever said family members should never work together has obviously not met the dream team behind this stunning renovation – Sydney siblings Chris and Nicole Kreis. As soon as they set eyes on this rundown terrace, they knew it was a diamond in the rough. "It had fabulous structural bones, high ceilings and was located on a beautiful tree-lined street," says interior designer Nicole. "It also had excellent width and was north-facing. The only negatives were a daggy facade and a clumsily designed interior."

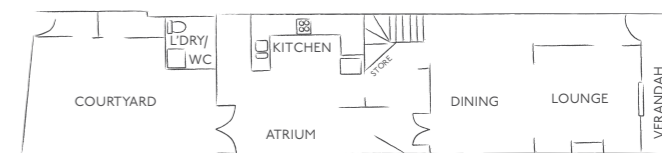
**we love** THE GALLEY KITCHEN'S CRISP BUT WARM INTERIOR, PUNCTUATED BY A GENEROUS ATRIUM WHICH PROVIDES AN ABUNDANCE OF NATURAL LIGHT

First, they demolished the U-shaped kitchen (inset), and relocated it underneath the light-filled atrium. "This gave us the opportunity to expand the kitchen outside," says Nicole. The bathroom and laundry, previously tacked on to the end of the house, were also ripped out, giving rise to an open-plan family room and courtyard. Glass bi-fold doors allow for the ultimate outdoor living experience.

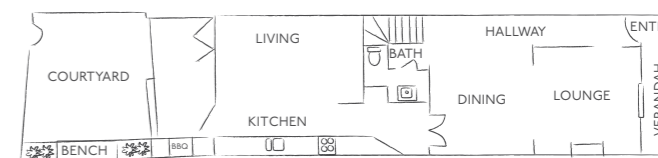
Taking advantage of the light was the biggest challenge, especially in the bedrooms. Chris and Nicole added balconies to the rear bedrooms to take advantage of the sun and to link to the leafy surroundings. Throughout the home, a light colour scheme of crisp whites, soft greys and warm timber flooring ties together the old and new. It's a subtle trick that helps the home attain a cohesive feel. "Although we incorporated a lot of modern design elements into the terrace, it still exudes a beautiful old-world quality," says Nicole. >



before

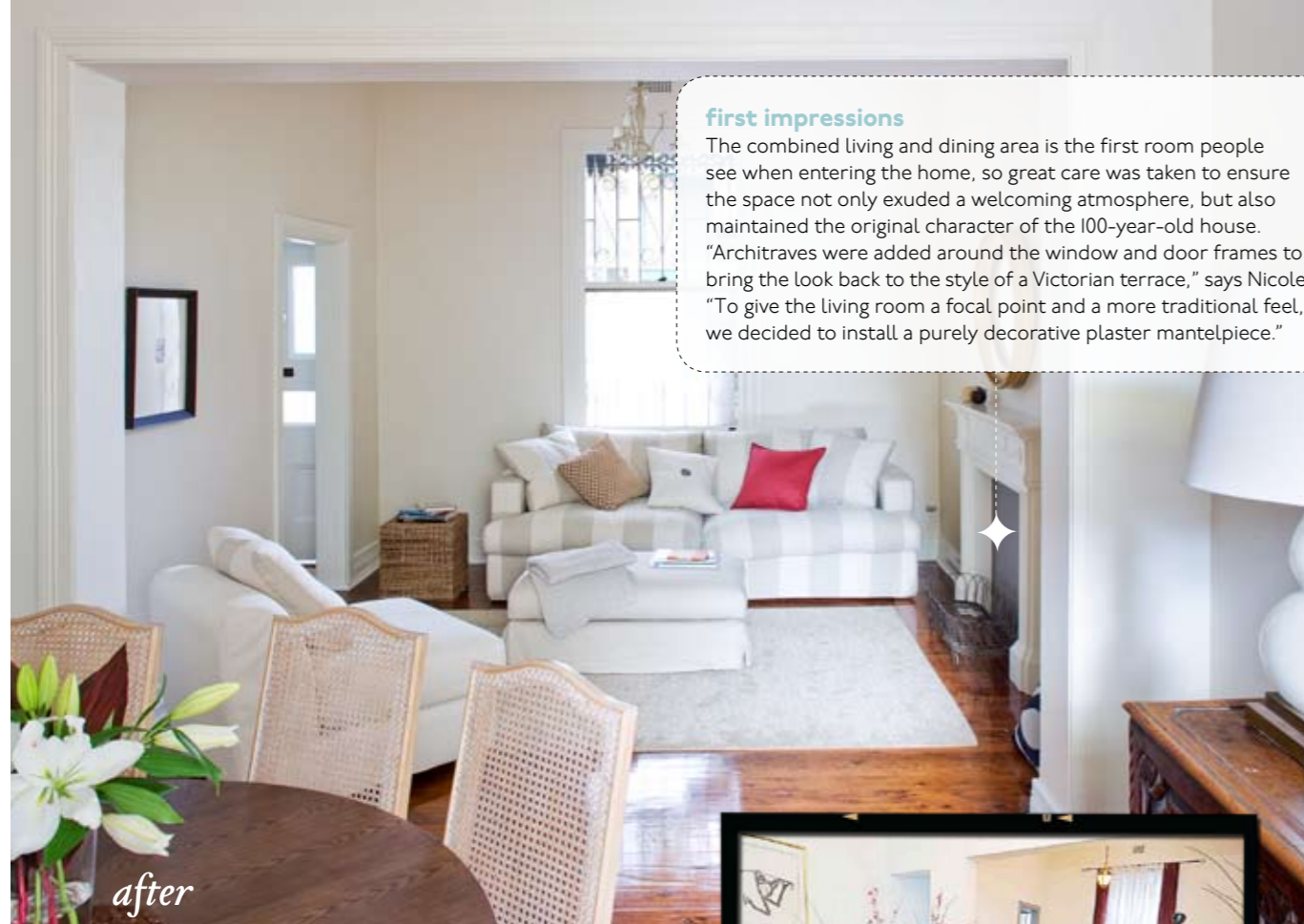


before



after





### first impressions

The combined living and dining area is the first room people see when entering the home, so great care was taken to ensure the space not only exuded a welcoming atmosphere, but also maintained the original character of the 100-year-old house. "Architraves were added around the window and door frames to bring the look back to the style of a Victorian terrace," says Nicole. "To give the living room a focal point and a more traditional feel, we decided to install a purely decorative plaster mantelpiece."

after

### lessons learned

1. Thinking about integrating an outdoor kitchen into your home? Nicole's advice is to start thinking about construction details and weatherproof materials early on. "We wanted the kitchen benchtop to extend fully outside, with no visible break. We researched dozens of different solutions to ensure the window and door would close securely against the CaesarStone bench, without cutting any latches into the cabinetry. In the end, we installed a custom-built window edged in silicon seals and opted for top and bottom bolts on the door." Hardwood slatted cupboards with stainless-steel doors – both materials withstand heat and rain well – tuck underneath the barbecue and its super durable CaesarStone quartz surface surround.



before

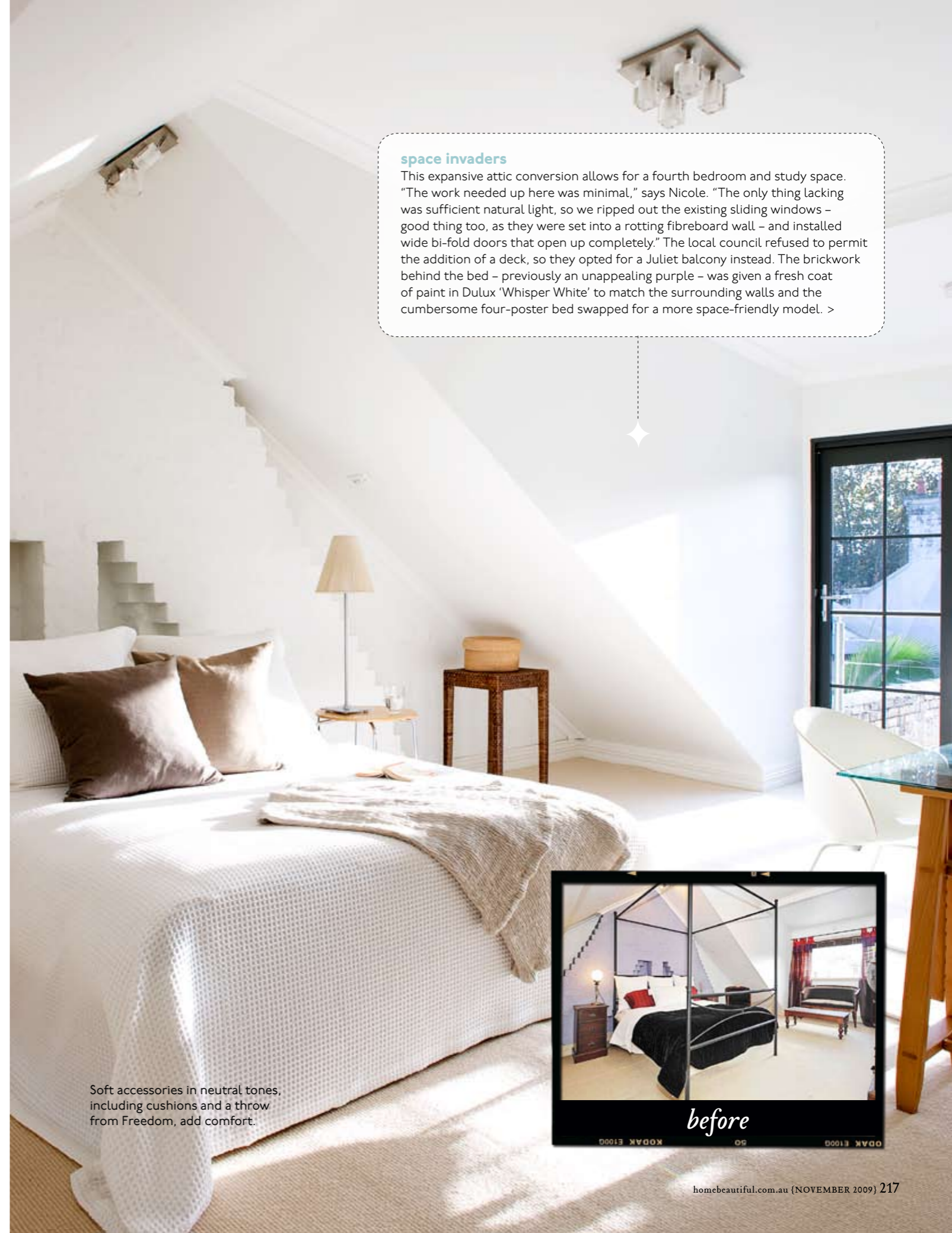
**we love** THE SPACE-SAVING IDEAS IN THE LIVING ROOM. A WICKER BOX HIDES AWAY REMOTES AND A COMFY OTTOMAN ACTS AS TASK SEATING WHILE STORING EXTRA CUSHIONS

2. "Don't forget to factor in plumbing if you're relocating the bathroom or laundry," advises Nicole. After demolishing the downstairs bathroom and laundry, the plan was to knock down the wall between the upstairs master and second bedroom to create a one-metre-wide ensuite, and to squeeze the laundry into an unused linen cupboard under the attic stairs. "In the middle of construction, we realised there was no place for the pipes to go!" says Nicole. So they lowered the high ceilings in the dining room, and built a fake ceiling to accommodate the pipes. "Being forced to install the fake ceiling was a blessing in disguise," says Nicole. "It helped to create a warm, cosy atmosphere in the dining room."

3. Got an unwanted kitchen fit-out that's in good nick? Put it on eBay! "The old kitchen was in reasonable condition, so we made sure it was removed carefully, then advertised it online," says Nicole. "We got \$3000 for it – and the buyer even picked it up themselves!"

### flower in the attic

Simple cosmetic changes help to enhance the newly light-filled bedroom-meets-study attic space. A splash of Dulux paint in Whisper White and the installation of 'Supawool' carpet in Ivory from Harvey Norman have it looking new and give off a fresh and uplifting vibe.



### space invaders

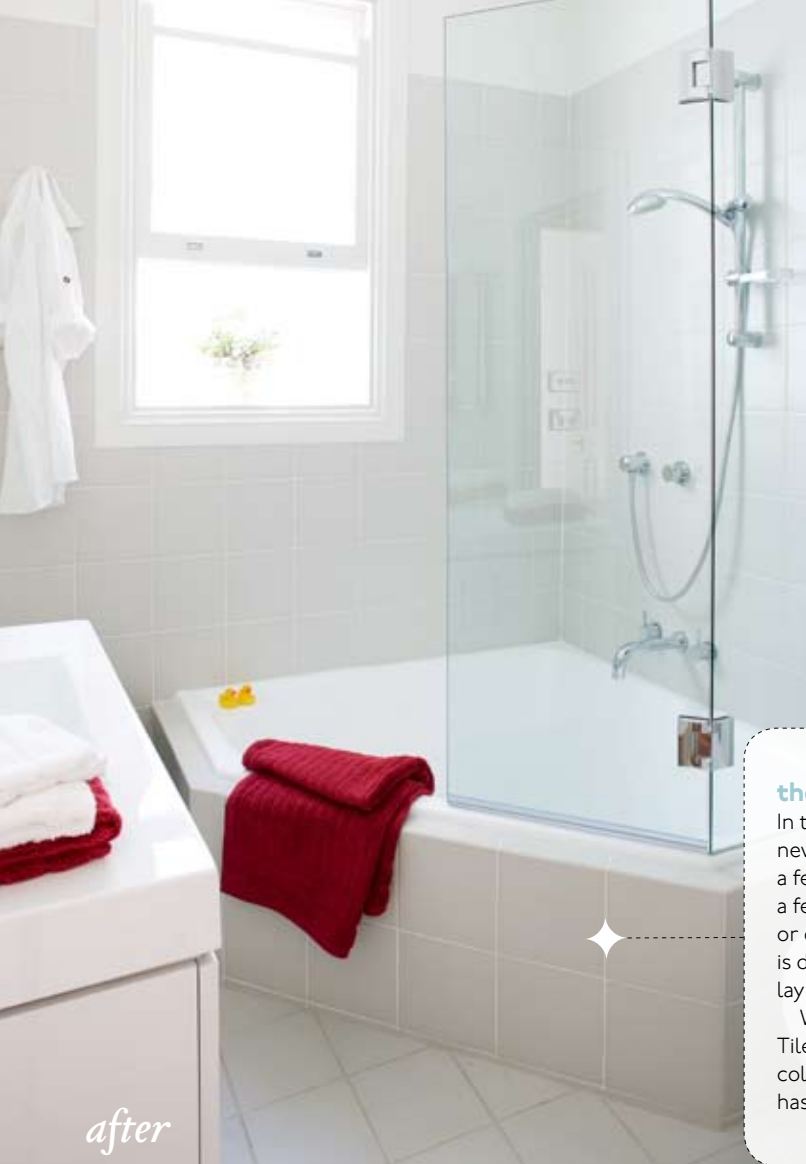
This expansive attic conversion allows for a fourth bedroom and study space. "The work needed up here was minimal," says Nicole. "The only thing lacking was sufficient natural light, so we ripped out the existing sliding windows – good thing too, as they were set into a rotting fibreboard wall – and installed wide bi-fold doors that open up completely." The local council refused to permit the addition of a deck, so they opted for a Juliet balcony instead. The brickwork behind the bed – previously an unappealing purple – was given a fresh coat of paint in Dulux 'Whisper White' to match the surrounding walls and the cumbersome four-poster bed swapped for a more space-friendly model. >



before

Soft accessories in neutral tones, including cushions and a throw from Freedom, add comfort.





### the tile files

In the main bathroom, Nicole and Chris made the decision to lay new tiles over the existing floor. This can be a brilliant way to save a few hundred dollars (no need to rip out the old tiles) but Nicole has a few words of warning: "First, check to see there are no existing holes or cracks in the old tiles. This could mean the waterproof layer below is damaged. If this checks out fine, hire a professional waterproofer to lay another coat over the existing tiles. Better to be safe than sorry!"

While the new large-format tiles – in UGL White from Glennon Tiles – were chosen for their timeless aesthetic, they also mirror the colour scheme in the kitchen. Keep in mind that after the new floor has been laid, the floor level will be about 10mm higher than before.

after

**we love** COMPACT BATHROOMS IN WHICH EVERY SQUARE METRE HAS BEEN UTILISED. THIS SPACE INCLUDES A CORNER BATH THAT DOUBLES AS A SHOWER UNIT

### stowaway style

"If you have the space, go for the biggest vanity you can afford," advises Nicole. This floating vanity with integrated basin from Carrera By Design has been finished in white polyurethane with a polymarble top. "We installed it flush to the underside of the mirror, which acts as a built-in splashback."



### budget breakdown

<b>KITCHEN, FAMILY &amp; OUTDOOR</b>	<b>BATHROOM</b>
Kitchen fit-out \$20,000	Vanity unit \$1500
Appliances \$7000	Tiles \$1250
Bi-fold doors \$6000	Shower (incl. screen and tapware) \$1500
Timber flooring \$5000	Toilet \$600
Outdoor paving \$2500	<b>total: \$12,850</b>
<b>total: \$40,500</b>	
<b>LIVING, DINING &amp; ATTIC</b>	<b>ALL AREAS</b>
Fireplace & architraves \$1500	Electrical \$12,000
Juliet balcony and bi-fold doors \$6000	Plumbing \$4000
Carpet \$2400	Paint \$4000
<b>total: \$9900</b>	<b>total: \$20,000</b>

**Note:** Prices exclude structural and labour costs.

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