

## WAIWERA ST LAVENDER BAY II

COMPLETION: 2016

BUILDER: YUNCKEN BUILDERS

AREA: 380m<sup>2</sup>

Located within the harbour side suburb of Lavender Bay the existing 1890s heritage listed house enjoyed uninterrupted panoramic views of the iconic Luna Park, Sydney Harbour Bridge, Sydney Opera House and Sydney CBD skyline. The works involved a two-storey addition to the rear of the property, a complete internal renovation and reorganisation to take maximum advantage of the views, and landscape works to upgrade the exterior and complement the house works.

The ground level houses a new welcoming entry, home office and the primary living areas with the living, dining and kitchen flowing out onto the outdoor living terraces with the views beyond. The second storey is complete with four bedrooms, all with ensuites and taking advantage of the harbour view where possible. The external works involved alterations to an existing pool and pool deck, new landscaping and the restoration of a private entry courtyard.

Internally the floor plan was re configured to create a more functional layout and reflect and enhance the lifestyle of its occupants. The interior design by Interni, incorporated a sophisticated and elegant material palette to reinforce the heritage character and modernise the interior. A modern contrasting palette of dark flooring, dark timber veneers and white cabinetry is punctuated with weathered metal with bronze patina and natural stone to reference its heritage.

A 5kW photovoltaic system with Tesla Powerwall is integrated to offset consumption. LED lighting is used throughout with a fully integrated lighting control and fully programmable home automation system to ensure optimum energy management at all times.

Having committed to a tight time line from the outset, the project was designed, negotiated through council, documented, built and handed over within a period of 20 months

