

The project transforms a small post-war bungalow on the Balmoral slopes into a light-filled retreat. The formerly enclosed layout was opened into a combined living, dining, and kitchen space, with enlarged openings creating a seamless indoor-outdoor connection and capturing surrounding views.

The result is an understated, timeless modern beach house within the existing footprint, now offering a refined three-bedroom, two-bathroom layout. A complete interior curation of lighting, furniture, artwork, and homewares, paired with fully reimagined gardens by a landscape architect and installation team, gives the home a calm, cohesive, and sophisticated presence.

PHOTOGRAPHER | TOM FERGUSON

