



FACT FILE

THE BRIEF

Build a second-storey addition that is integrated with the existing house, provide extra bedrooms and take advantage of water views

THE OWNERS

Goldie and Dean Varracchi

THE BUILDER

Sam Maugeri,
Alpine Designer Homes

THE ARCHITECT

Albert Becerra,
Architects Becerra



▶ Bifold doors open up to the back of the property. The entrance views stretch to the water of Coode Bay. The second-storey bedroom perfectly aligns with the full view, which is viewed from the entrance has covered up by the house.

Taking it up a level

Adding another storey offered an abundance of lifestyle benefits as well as picture-perfect views

The main objective of renovating this Five Dock home was to ensure that, visually, the new second level was well integrated with the first level. Or, in other words, to make sure the second level didn't appear grafted on top. Goldie Varracchi and her husband Dean had already renovated the house seven years ago after settling in for a few years before they got married. This time they wanted to increase the number of bedrooms from three to five and create a separate area for their two girls, Sophia, 4, and Catalina, 2, to make their own as they get older.

"The primary brief was to make the house look intended and make sure it looked like a brand new home," architect Albert Becerra says.

View of the bay

Aside from extra space, another advantage of building a second level was to capitalise on the views of nearby Coode Bay, which were not visible when the house was single-storey. As the views are to the west, Albert has used removable screens to shield the family room from the hot summer sun. The idea was to elevate the bay family gathering space in such a way that they can get distant views, town views and

some water views to the bay but the predominant thing, as well, was to get some light into the house," he says.

"The house was very dark as patches and by creating that two-storey void and allowing the sun to come in and filter downwards lets in more light on the ground floor, as well as the upper levels."

Previously, when you entered the house you walked straight into a narrow corridor. Now there is a real sense of drama, with the new foyer's double-height void, striking spherical light fixture, the glass and timber staircase and large windows.

"The idea was to elevate the top family gathering space [to get distant views]"

"The entry used to be what they call a three-quarter entry, which is a side entry to the house, and because of the size of the house we were reconfiguring proportionally the entry was very small. So we created a large lobby and entry and gave the house an identity and an entry and an address," Albert says.

Goldie says the dramatic entrance is one of his favourite features of the house. "It's really open," Goldie says. "There's beautiful light and that for me

is the wow factor in the home. I also love the living area - it's really open. It's also really family-oriented. We can have the kids here, we can have a meal. I can still see them from the kitchen. I wanted to factor in all of those sorts of things."

The outdoor area, which was largely completed in the previous renovation, is a nice place for Dean and Goldie to relax. "Sitting outdoors when we've got those hot days open, it's just great. We've got the colours, the pool, the Ballisae Buddies around, little candles - it's just beautiful. It's really quite tranquil, especially at night," she says.

Space a priority

When it came to the look and feel of the house, finding the right balance between minimalism and functional space was part of the challenge they addressed with the first renovation and continued with the first extension.

"We wanted to make sure we had space. It was really important for us," Goldie says.

"We're quite minimalist, we don't like things everywhere, so it was important to have space and a modern feel, not ultra modern but modern enough that if you don't like the look we'd have a family it would

accommodate those needs as well. They were probably the key things that stuck there," Goldie says.

Meticulous planning

The renovations took about six months and cost \$460,000. The owners and Albert embraced the smooth building process to meticulous planning on the part of the builder Sam Maugeri from Alpine Designer Homes.

"The builder was extremely good," Albert says.

"We had a fantastic relationship with him and he offered a few good alternatives during the process and planned everything from start to finish."

Sam says that Alpine Designer Homes can supply an in-house building designer to work on the project or the client is welcome to provide their own architect.

"We went on these projects a year prior and offer design and construction. In this case Dean and Goldie had an architect but had worked with previously so we got involved with him prior to putting the plan to council and we worked the budget," Sam says.

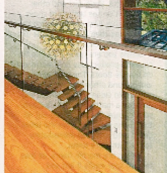
"I mentioned to Dean and Goldie that whether it was one of our building designers or their own architect, we would get involved from the beginning. We worked on the budget first and I expressed that to the architect and then he came up with the concept. The prices came back and it was in the ballpark of what the client wanted and we went to council."

Meeting council requirements required a bit of elegance by Albert and Sam to ensure they made the most of all the space available.

"Council has a requirement of sleeping the house is upstairs, which was difficult because of the house being narrow," Sam says.

"With the architect, we created that look by only stepping the house in 10mm with the order cladding and council was very impressed by that."

Alina Wasley
 MORE INFORMATION
 Alpine Designer Homes 9428 4777,
 alpineprojects.com.au
 Architects Becerra 9557 2288,
 abc2.com.au



GET THE LOOK

SIMPLE TOUCH ... With a fine black leather sofa and ottoman, light colours in the rest of the living area. Shown first complete the room's minimalist aesthetic and soft colours - a dark wood table, coffee table, and chairs. See more photos of the renovation at \$500. MORE INFORMATION Urban Balcony 8521 6456, urbanbalcony.com.au

CLEAN LOOK ... The dark leather couch is a great anchor against light colours in the rest of the living area. Shown first complete the room's minimalist aesthetic and soft colours - a dark wood table, coffee table, and chairs. See more photos of the renovation at \$500. MORE INFORMATION Oz Design Furniture 5522 9141, ozdesignfurniture.com.au

