

**BRENDAN MOHR  
BUGS PESTS 27**

**MAKE AN  
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EXPERTS 30**

**CURATOR  
MARGOT BRAY 31**

**Main photo** The dining room is sleek and modern  
**A** One of architect Peter Dalton's drawings of how the original run-down terrace could be reborn  
**B** The streamlined kitchen flows out through french doors to a new deck  
**C** The attractive deck is 2.5m above the small garden and can also be accessed from the living room  
**D** Architect Peter Dalton worked with owner Tony Naoum (right) to transform the property.



**“It was totally derelict and parts of the structure were unsound – it was the sort of place squatters would occupy. It needed to be completely re-imagined”**

Colliers engaged Peter's firm to help along the sale by doing drawings that would show prospective buyers how wonderful the run-down residence could be.

“It was a property that needed to be completely re-imagined,” says Peter.

Re-imagine it he did – and in the process convinced Tony to buy the place when he saw the drawings (above left).

“I'd always had a fascination with this area,” says Tony. “I knew there were a lot of untapped gems. I finally found one in a bad state and slowly got it done. You couldn't comprehend how bad it was. I just told Peter to do what he thought would work.”

Tony did most of the preparation and demolition himself, hiring tradespeople for the rest of the project.

“It took a year from when the plans were approved,” he says. “The hardest thing was managing the tradespeople – they were all busy because of the renovation boom. It was a big job but I had a lot of fun. I'm very proud – it's a bit like my baby.”

Not that he'd dream of living there. “I'm a suburban guy,” he says. “It's not the lifestyle I want. I bought it as an investment.”

### Maximise the view

Two thoughts struck Peter when he first saw the two-storey property: the back of the building faced north and, though there were no windows, there were harbour glimpses from the upper levels, which became a fuller view when nearby deciduous trees shed their leaves.

In other words, there was plenty of potential to open the house up to the sun and the view without sacrificing privacy.

“The big trick is to make everything feel far more spacious, maximise the view and maximise the light,” says Peter, adding that a good colour consultant can help.

The kitchen has been reconfigured and streamlined to make it easier to access. French doors lead to a new deck – 2.5m above the tiny back garden, on top of what was a basement bathroom. The deck can also be accessed from the living room.

A stylish NatureReed privacy screen ensures the neighbours aren't part of the new view from the deck.

The front room was opened up, as was the old staircase – which has also been modernised.



# Renovate