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The living and dining areas are placed at the rear of the home to capture the brilliant harbour views and provide a more private area to entertain. A sprawling timber deck spreads between the rooms, with stairs leading to the leafy back yard.

“We wanted to make sure the design fully capitalised on the fabulous views – both inside and out,” says Peter Tucker of his home.

“It all flows together really well.”

### Council said no

As well as a private entertaining area at the rear of the home, the initial plans included a private, enclosed courtyard at the front of the property.

“We’re really private people, so we wanted to have a wall enclosing the front of the home so that the design could remain quite open while still retaining some privacy from the street,” says Peter.

Much to the couple’s dismay, the development application for the wall and courtyard were knocked back by council.

“It did cause a minor delay but we just had to accept their decision,” says Peter.


### Smooth sailing

Though vast in scope from start to finish, the transformation from run-down bungalow to designer home mostly went off without a hitch, which the owners attribute to the experts. The entire process took about 12 months and cost approximately \$300,000.

Peter, a doctor, and Nieve, a university administrator, couldn’t be happier with the result. They say the property has almost tripled in value since the new house was built.

“At first we were a little disheartened when we realised we didn’t have the budget for what we were after but were really impressed with the alternative design the architect offered,” says Peter.

For others in the same position, Peter advises them to be “as rich as you can”.

“Money does help but there are ways to achieve the house you want on a tighter budget,” he says. “Decide on an overall look and feel of the house with the architect and let it flow from there.” 

**MORE INFORMATION** Peter Dalton Architects  
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### Tips checklist

- When buying to upgrade, stick to an area you’re familiar with.
- Find an architect or designer sympathetic to your vision and budget and don’t be afraid to explore alternative solutions
- Before engaging an architect, check out their work to make sure you’re talking the same language



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F The light, airy kitchen leads to the dining and living areas at the rear of the home G Blackbutt floors offset the neutral interior colour scheme of cream and white