



A new dining and living area was added as well as a laundry, bathroom and big alfresco area.

Extensions double living area

■ **Kim Cousins**

This Californian bungalow was given a new lease of life with ground-floor and upper-floor extensions, the second storey now enjoying Perth city skyline views. ARG general manager Liza

Hutton said it was a significant project, with the design and planning process taking several months.

"As well as extending the ground-floor plan and adding a second storey we built a new carport and brick boundary fence to the front of the property," she said,

"We also built new storage and boundary walls to the side of the property."

Ms Hutton said the home had more than doubled in area, with renovations adding 160sqm of internal living space.

"The original home was a two-bedroom, one-bathroom cottage of approximately 120sqm," she

said. "This existing floor plan was retained and a new dining and living area was added as well as a laundry, bathroom and large alfresco area.

"This outdoor area is accessed from the living area and new bathroom while the upper floor comprises a living area, two bedrooms, bathroom and

powder room."

Features such as gabled ends on the carport and jarrah flooring throughout add to the charm of the bungalow, with a solid jarrah staircase linking the ground floor and second storey.

No build is without its challenges and this one had the issue of access.

"The main challenge with this project, as it often is, was access as there was limited space on one side boundary and we were building on the other one," Ms Hutton said.

"Fortunately, there was a vacant block to the rear of the property and the owners kindly allowed us to use it for access."



■ The home was an entry in the 2014 HIA Perth Housing Awards in the renovation/addition project \$500,001-\$750,000 category. For inquiries, phone Australian Renovation Group on 6212 7699