

H&G HOUSES

ART OF darkness

Recognising the potential in their Victorian villa, this Melbourne couple added a minimalist extension and gained more than they ever wished for.

STORY JUDY OSTERGAARD / STYLING EMMA O'MEARA
PHOTOGRAPHY NIKOLE RAMSAY



DINING / this page and opposite By tweaking the layout, owners Nick Condon and Kate Beadle were able to create a dedicated dining room. Dining table, Zuster. Dining chairs, Cult. Pendant light, ECC Lighting•Furniture. Sideboard, Meizai. Eames side chair, Living Edge. Hand sculpture and tribal figures from Leonard Joel. Painting by Matthew Johnson. FOR WHERE TO BUY, SEE PAGE 210.



This is the life

"There are so many lovely areas to enjoy," says Kate. "Our ensuite is a real highlight. It has such a serene, resort-style feel about it. But our favourite area is the family room, with its 5m-high ceiling. It's also an absolute joy to see our boys climbing and swinging from the old liquidambar tree in our front garden. And for Nick and me, lying on the grass under that tree gives us the sense that we're in our own private park."



A bluestone path lined with box hedging leads visitors to the elegant iron-lace trimmed front porch of the Victorian villa that is home to Kate Beadle and her partner, Nick Condon. It is a charming sight, in tune with its surroundings in a pocket of inner Melbourne where there are many heritage-listed homes.

"The house was in good condition when we bought it [in 2007], having been renovated only about 10 years prior," says Kate. "It was very liveable – large rooms, high ceilings and many original features, a great layout and a warm, provincial feel throughout. Although we were very comfortable in the home as it was, we saw that there was also an opportunity to update and extend."

Kate and Nick – now joined by sons Oliver, seven, and William, five – spent three years mulling over ideas before taking action. "Our main aim was to gain more living space for our growing family," says Kate. "While we wanted to retain the rooms and original features of the villa, we decided the extension should be very modern."

New and old would be clearly defined in the revamped design, but it was important that the zones worked together harmoniously. Consistent ceiling heights and light were key. To this end, a two-storey extension was designed to wrap around a north-facing courtyard, which would be accessible from living areas on three sides. The existing garden and in-ground pool would be built over, creating space for a dining area and family room with soaring 5m ceilings. The addition would also accommodate a new garage downstairs as well as three bedrooms and a bathroom upstairs. ▶

'Having renovated previously, we had a very good idea of how we like to live.'

Kate Beadle

KITCHEN / Nick and Kate enjoy the spacious new kitchen with their sons Oliver (left) and William and labrador-cross, Milly. The prep area of the island benchtop is topped with black quartz composite from Stone Italiana, while the meals counter is made from Evener in Evenravena to match the cabinetry. Stools custom made by BE Architecture. Artwork by Graham Fransella.

Designer buy: Kreon Cadre pendant light, \$2821, Dedec.

FAMILY / Tactile upholstery and plump cushions give the home the feeling of warmth the couple so desired. Sofa and floor lamp, Space. Coffee table, Meizai. Side table, Zuster. Rug, Poliform. Artwork by Graham Fransella. FOR WHERE TO BUY, SEE PAGE 210.

THE PALETTE

Dulux Ferry
formal dining

**Aalto Colour
Dense**
children's room

**Haymes Paint
Calm**
entrance hall



'Although we wanted a minimalist aesthetic, everything had to be extremely practical and exude warmth.' Kate

MAIN ENSUITE / The combination of sandstone-look tiles and timber flooring gives the ensuite a bath-house feel. Bath spout, Rogerseller. Wall tiles, The City Tiler. Engineered European-oak flooring. For similar stool, try Kazari. Designer buy: Apaier Sublime 1500 stone-composite bath, \$6795, Rogerseller.

BOYS' BEDROOM / A dark-neutral palette is ideal for children's rooms – it wears well and is sophisticated enough to take them through to their teens. Bed and bedside table, Adairs Kids. Bedlinen, Kip&Co. Poster, All Posters.

MAIN BEDROOM / Soft linen sheets and velvet pillowcases boost comfort levels in this serene room. Artwork by Nanyuma Napangarti. Antique kimono drawers, Kazari. Home Republic sheets, Adairs. Velvet pillowcases, Kip&Co. ▶

FOR WHERE TO BUY, SEE PAGE 210.

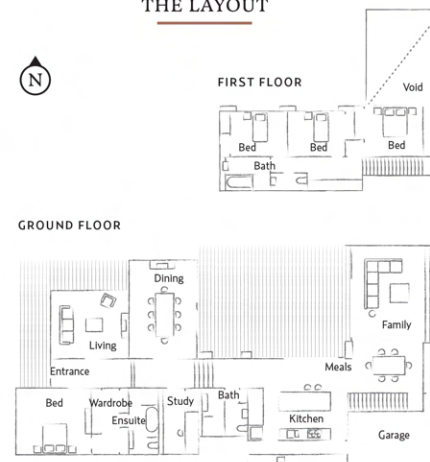
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THE LAYOUT



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◀ Nick and Kate did all the design work themselves. Together with building designer David Mulhall of Accent on Design, Nick planned the structural work and joinery, while Kate took care of the interiors and landscape design. "Having renovated previously, we had a very good understanding of how we like to live and therefore a very clear idea of how we wanted the kitchen, living and dining areas to work," says Kate. "Although we wanted a minimalist aesthetic, everything had to be extremely practical and exude warmth."

As the front section of the house was in good nick, the couple simply re-jigged the floor plan to better suit their lifestyle. A few steps mark the end of the old and the beginning of the new, with the courtyard forming one wall of a corridor that runs past a more generous kitchen (with butler's pantry behind) to the dining area and family room at the rear of the house. Sliding glass doors in both the kitchen and family room lead to the courtyard, creating wonderful indoor-outdoor flow.

With busy professional lives, two young boys and a dog to consider, a home that was easy to care for was a must. "Minimalist design is easy to maintain but looks terrible when it's cluttered, so we incorporated vast amounts of storage," says Kate. "And with all that glass bringing so much light into the house, I was able to use a darker colour palette."

Kate and Nick have renovated 12 homes altogether, but this one has a special place in their hearts. "It's so spacious and bright and has a fantastic relaxed vibe," says Kate. "It's a truly beautiful home to live in." **H&G**

"The beauty of minimalism is that it's easy to maintain. I don't think anyone wants to spend vast amounts of time maintaining their home!" Kate

COURTYARD / "Designing the home around the courtyard resolved issues of the bedrooms overlooking neighbouring properties," says Kate. Sliding glass doors, Aspect Windows. Walls finished in Toscano Roman render.
FRONT PORCH / The Victorian facade gives no clues as to the striking minimalist design beyond the front door. **FOR WHERE TO BUY, SEE PAGE 210.**

Colouring in

High ceilings and tall windows bring in natural light, which allows for the use of a darker palette. "I was so excited to be able to use dark colours throughout the house," says Kate. In the main living area and kitchen she's combined Dulux Deep Onyx with Whisper White, and in the formal dining room, Dulux Ferry. For continuity all living and dining areas have extra-wide European-oak floorboards stained black mixed with a smidgen of brown.

FEATURE PLANTS

COURTYARD
Gleditsia 'Sunburst'
Gardenia 'Florida'
English box
Tall fescue grass
FRONT YARD
Liquidambar

