

## Adding value

### Back to nature

Hurstville Grove is a well-placed southern suburb, with easy access to parklands and backing onto Oatley Bay, that offers good outdoor lifestyle options.

A four-bedroom home at 14 East Crescent has been placed on the market by Equity First National Real Estate (9579 2222).

#### THE CHALLENGE

Archicentre, the home advisory service of the Royal Australian Institute of Architects, asked local architect Adrian Zenere to advise on alterations and additions that could maximise use of the site without overcapitalising.

Zenere is a residential architect, practising in the St George, Sutherland, Georges River and Burwood areas with project values from \$60,000 to \$460,000.

Zenere noted on inspection of the property that it was in a very livable condition with the potential to create bush views to the rear.

#### THE PLAN

The aim in Zenere's design is to improve indoor/outdoor living areas to take full advantage of the natural attributes of the property and to generally prepare the home for 21st-century living.

The front bedroom, which has a fireplace, becomes the lounge room by enlarging the doorway. The room has been further enhanced by introducing french doors that open onto the existing terrace.

The kitchen remains where it is, as does the dining area.

The function of the main bedroom has been improved by converting the study into a walk-in robe. The bedroom has been made more private by relocating the rear staircase to inside the house, which provides internal access to the modified lower level.

The existing family living area has been extended by the provision of a generous

balcony, accessed via large, glazed folding doors. By opening the room to the balcony, the outdoor entertaining space's potential has been maximised.

A new open-plan entertainment area has been created by extending the living space on the lower level, which includes a terrace with glazed windows, echoing the upper-level modifications.

The laundry and toilet have been placed side by side. A new bedroom or home office has been provided with its own separate entry, in order to minimise disturbance from traffic to and from the main family areas.

The garage opening has been extended to provide space for a second, small car.

Zenere has projected a budget of \$65,000 for the renovation outlined. This would, of course, depend on the selection of finishes and fittings.

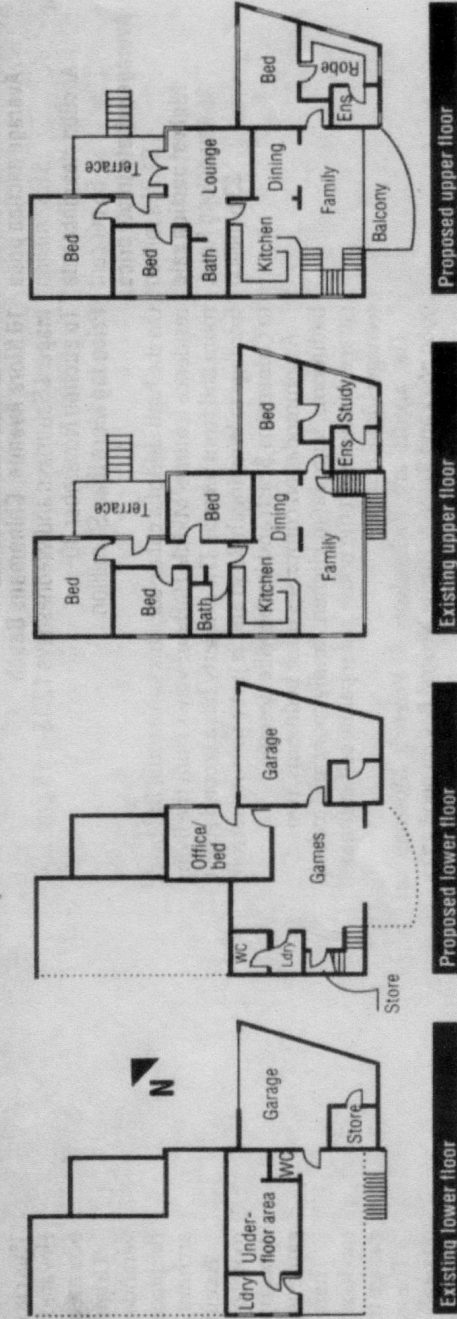
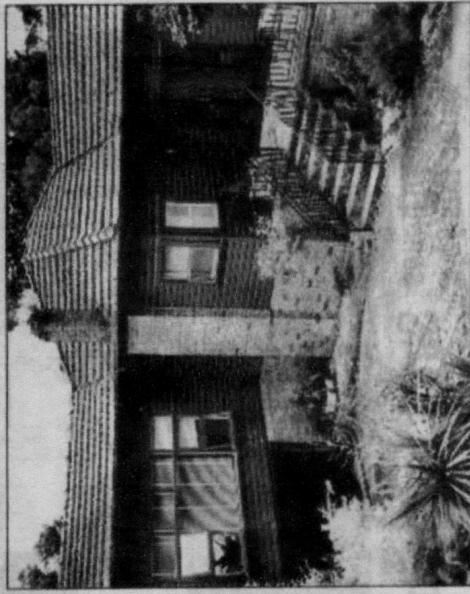
#### THE BENEFITS

The selling agent, David Lee, expects the property to sell for more than \$400,000 but believes the value would increase to about \$500,000 with the renovations.

Archicentre's State manager David Lawrence says, "Zenere's design has greatly transformed this home

into a highly functional and extensive house with significant lifestyle advantages."

Archicentre carries out pre-purchase building inspections plus new home and renovation design reports, for fixed fees, using qualified architects. Contact Archicentre on 1300 134 513.



### Video news

Forget the home beautiful, a "smart" home that can order your groceries, report to you when you are away or water the garden will soon be on the must-have list. See this week's video for a glimpse into the not-so-distant future.

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