

PERTH HOUSING AWARDS 2013



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Modern Federation proves its integrity

■ Katie Lee

There was staunch opposition to the build of this Federation-style Mt Lawley home; some neighbours saying a traditional character-style abode couldn't be reproduced authentically. Though, after years of contest, the owners have proved those against the construction wrong with a stunning representation of the Federation era evident inside and out.

"I feel utterly confident we proved the objectors wrong," the owner said. "We often have people, including tradespeople, asking when the renovation was completed and where the old and new buildings start because they can't tell it is brand new and that's the icing on the cake."

The family of six started their design and build process by contacting Mark Mulvay, of Mulvay Builders. "Mark also recommended Bob Davey, of R.M. Davey and Associates, who designed the home," the owner said.

Tuckpointing, texture render, feature gables, timber turn posts and a tessellated tile veranda are just some of the traditional features that reference the Federation style.

Extending 55m from the front door to the back room, the grand scale of the home is evident as you walk inside, with the wide hallway framing glimpses into the heart of the home.

Formal living areas are on the left of the entry, including the turret room with bay windows. A striking grey Italian crystal chandelier is suspended over the space.

A marble mantle surrounds a gas fire in the formal lounge, segmented coffered ceilings add dimension and feature archways and corner detailing provide division between the rooms.

A large study sits across the hall as does a guest suite with walk-in robe, powder room and huge theatre, which all stem off the hall.

A lift goes to all three levels. It



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Company Mulvay Builders
Phone 9341 2010
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was a feature Mr Mulvay was extra proud of. "It was your stock-standard stainless-steel lift and we fitted it out with jarrah floorboards, jarrah wall panelling and a grey mirror," he said.

An open-plan kitchen and dining space is where the home's panoramic city views come into play. Its elevated block means there are uninterrupted vistas to the city skyline and the coast.

White cabinetry adorns the kitchen, along with granite benchtops and an adjoining walk-in pantry. Decorative ceilings are a feature in the dining space, detailed with a crisscross design.

A big family room overlooks the backyard and a bathroom services the pool, also installed by Mulvay Builders. An enclosed alfresco area has a built-in barbecue, dishwasher and reverse-cycle air-conditioning.

A beautifully crafted timber staircase is flooded with natural

light from an arched stained-glass window at the top of the void. It leads to the top floor, which houses the sleeping spaces.

The main suite is in the middle of the plan with ensuite marble bathroom, spa and large shower and a big walk-in robe.

Two children's bedrooms and a bathroom sit at the front and two bedrooms and a bathroom at the rear of the floor. There is also an activity room, study space and kitchenette leading out to a balcony with city views.

The undercroft level houses an eight-car garage, cellar, toilet and storeroom — it is a deceptive space from the street accessed through a single garage door.

Mr Mulvay said while the opposition to the build provided the biggest challenge, retaining the long block was also a big feat.

"We had to cut out the block for the garage and retain both boundaries, which was close to the neighbour's house," he said.

Although the process leading up to the build was stressful, the owner said the build itself was quite enjoyable, thanks to Mr Mulvay's "integrity" and professionalism.

"Mark never once compromised on quality," she said.