

November 1, 2008

# New Homes **PLUS POOLS & SPAS**

*The West Australian*

**SOUTH-WEST HOUSING  
AWARDS WINNERS. P32-41  
TROPICAL THEME FOR  
NEW DISPLAY. P44-45**



## MAGNIFICENT MAKEOVER

Sixties City Beach home gets a radical refit. P2-3



Building Oscars draw 458 entries

Renovations don't come more challenging than this week's featured home. Builder Mark Mulvay dubbed it the most difficult of his career. But the hard work has paid off when you see the results. Read about the transformation of the 1960s City Beach home on these pages.

The Mulvay Builders' project is one of the 458 entries in the 2008 HIA-ANZ Perth Housing Awards to be announced at the housing industry Oscars at Burswood tonight. Don't miss our bumper edition next week on all the winners.

Housing projects in WA's South-West have been judged already. See the winners in the 2008 HIA-ANZ South-West Housing Awards on pages 32 to 41.

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All prices in this liftout are recommended retail and are subject to change



A heated, polished-concrete stairway leads to the impressive third storey.

# Rising to a

Three-storey renovation takes builder's difficulty prize.  
**Gemma Nisbet** reports.

**I**t takes a rare project to be dubbed the most difficult of a career but for Mark Mulvay, of Mulvay Builders, the renovation of this City Beach home takes the prize.

"I've built 300-odd homes and this one just killed me but we persevered," he said.

According to Mr Mulvay, it was the ground floor, which houses the garage, workshop, powder room and wine cellar, which presented the biggest technical challenge.

A prime troublemaker was one of the home's more unusual features, the lift, which had to be dug into the ground, below floor level, presenting the dilemma of how to hold up the building while digging out the earth beneath it.

Also tricky was the matter of distributing the weight of the new structure to avoid squashing the original house beneath.

Entry to the home's living areas

is via the lift or a striking wide stairway leading up from the front entry. European oak flooring has been used in the entry hall, while in the void space hang three ultra-modern light fittings. A heated polished concrete stairway leads to the top floor.

Both the stairway and lift are suitably dramatic entrances to the impressive third storey, which is an entirely new addition to the home.

The open-plan living space houses a kitchen and living area, and was designed to take advantage of the spectacular views. Full-length windows reveal a stunning outlook to Rottnest, Cottesloe and Fremantle, Bold Park and the city.

The well-equipped kitchen features stone benchtops, stainless-steel appliances, sizeable walk-in pantry and glass splashbacks that open to reveal storage space. The clean, minimalist lines extend into the

A HOME FOR LIFE & LIVING

## The Sanctuary



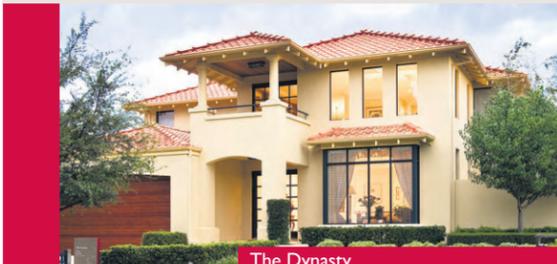
FROM \$309,910 As displayed \$380,719

Design is everything

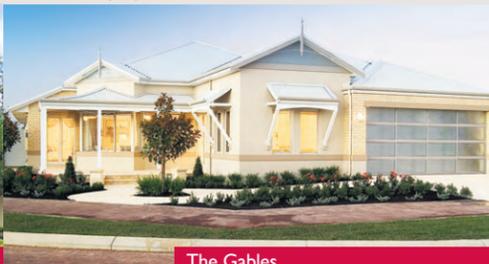
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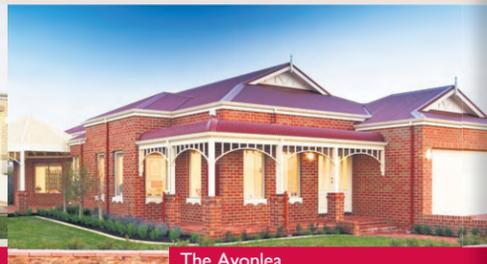
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# challenge all in a day's work

living area; the views, not fussy design features, are the hero

Opening off the living area is a generous balcony.

Clever design features, such as the outdoor heater and remote-control pergola, make it a practical entertaining space and a stainless-steel spiral staircase leads to another terrace below.

The third storey also houses a front terrace, study with a fold-down ladder leading into the loft storage space, powder room for guests and the main suite.

The main suite's colour scheme is neutral and relaxing, and features recessed blinds in the bedroom to maximise the views.. The spacious walk-through robe and spa bath and double vanities in the bathroom provide a luxurious touch.

The second storey of the home incorporates elements of the original residence and was conceived as a living space for the family's three boys.

Each has a bedroom and the floor also houses the guest bedroom, two bathrooms, balcony and a living area. The space was designed with practicality in mind and has considerable built-in storage and a laid-back, nautical decoration scheme.



The transformation to a three-storey home was the most difficult job in the builder's career. The lift proved to be the major troublemaker.



**Most Innovative Use of Steel, Renovations \$500,001 and over**

**Suburb:** City Beach  
**Builder:** Mulvay Builders  
**Phone:** 9446 6716

**Entry to the home's living areas is via the lift or a striking wide stairway leading up from the front entry.**



The City Beach home before its transformation.

