

FACADE This home displays all the hallmarks of its 19th-century heritage, with plenty of surprises within. The house was repainted Dulux China White with a front door in Dulux Black. **HALLWAY** Interior walls, ceilings, cornices all painted Dulux Natural White Half. Blackbutt floorboards, Eco Timber. Muuto 'Strand' pendant, Surrounding.

THE LONG VIEW

Designed with longevity in mind, this renovated terrace in Melbourne has personality and practicality in spades.

STORY *Carli Phillips* | STYLING *Karin Bochnik* | PHOTOGRAPHY *Dylan James*

Owners Nick and Corinne bought this characterful cottage in Melbourne's south-east as an investment. While in between tenants, they decided to undertake a significant renovation, one that would satisfy the practical needs of a rental property as well as feel like a real home. "Although the house is an investment property, it was still a special project for Nick and Corinne," says Mikayla Rose, principal of interior design studio, Heartly. "They really cherished the house; it was their baby."

The brief was for a "clean, simple and relaxed atmosphere with natural stone, timber and black steel", says Nick. "In essence, we wanted to create a modern cottage that respected its Victorian era while bringing it into the 21st century." Conscious of appealing to a broader rental market, the couple made a number of practical changes, including adding an extra bedroom and bathroom. Retaining the single-storey footprint was also key so it could accommodate both younger families and older generations.

Once the project was underway it quickly became evident that time hadn't been kind to the house. The timber framing was in poor condition, the plaster needed redoing and a number of wonky ►

KITCHEN/DINING/LIVING Brick walls, Austral Bricks, painted Dulux Natural White Half. Custom bench seat in Duropal Natural Chalet Oak, Bench Top City. Cushion, Southwood Home. Beso dining table and Halo low striped stool, Something Beginning With. Cabinetry in American white oak veneer painted Dulux Lyttelton, Timberwood Panels, Cabinet pulls, MadeMeasure. Super White dolomite benchtop. Phoenix 'Vivid' slimline gooseneck sink mixer, Reece. Brass bowl, Warwick Perrin. Highline pendant light, Archier. Dusk wall light, Est Lighting. Wilson sofa, Made Studio.



LIVING *Top left and opposite* Artwork by Tom Adair. Custom entertainment unit in Duropal Natural Chalet Oak, Bench Top City. Kvadrat rug, Southwood Home. Miniforms 'Chap' coffee table and Lil armchair, James Richardson Furniture. **MUDROOM** *Top right* Leather tab handles, MadeMeasure. Colour Collection laminate drawers in Oyster Grey, Laminex. **KITCHEN/DINING** *Bottom, left and right* Oven and cooktop, Fisher & Paykel. Phoenix 'Vivid Slimline' tapware, Reece. Super White dolomite benchtops and splashback. Joinery finished in Dulux Lyttelton. Halo stools and Beso dining table, Something Beginning With. Highline pendant light, Archier. Bricks, Austral Bricks.



walls required straightening. One in a row of 32 identical 19th-century houses, the facade was fixed, but a rear courtyard provided scope to expand.

Past a picket fence and up some traditional verandah steps, the home opens into an entry hall with two restored bedrooms to the left; available space down the side of the property was used to add an ensuite to one. At the end of the corridor, a sleek steel arch marks the transition point from the original house to the extension, which houses the extra bedroom and bathroom, as well as a new open-plan kitchen, dining and living zone. Here, a 4.2-metre high ceiling echoes the pitch on the front facade and adds to the sense of light and spaciousness.

Mikayla borrowed space from the rear courtyard to create these new living areas, but she was also conscious of not forfeiting too much of the outdoor area. In the corner of the room, a built-in bench

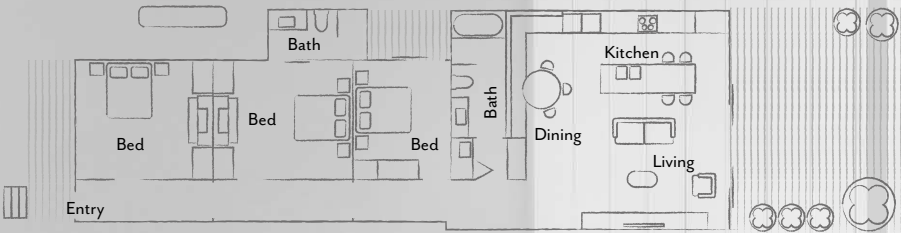
surrounding a round table "saves a lot of space in a floor plan because you don't need as much extra space around it for chairs", she explains. "We designed this cabinetry with cupboards so it provides critical storage."

Being a rental property, there was a concerted effort to use hardwearing materials and fixtures that would hold up well. However, this didn't mean a compromise on style or quality. "We used timber-look laminate as opposed to timber veneer because it was more economical and durable, but you can't even tell it's not real timber," she says.

Having embraced the constraints, Mikayla's floor plan makes the best use of the plot, leaving Nick and Corinne a property that proves size doesn't always matter. "The challenge of fitting everything in forced us to come up with some pretty clever ideas," says Mikayla.

Heartly, Abbotsford, Victoria; heartly.com.au.

THE LAYOUT



THE PALETTE

Dulux China White
(front facade)

Dulux Black
(front door)

Dulux Lyttelton
(kitchen joinery)

Paint colours are reproduced as accurately as printing processes allow.



BATHROOM *Top left, top right and bottom right* Phoenix 'Vivid' shower rail and tapware and Studio Bagno basin, all Reece. Mosaic tiles, Academy Tiles+Surfaces. Shanghai Iron wall tiles, Signorino. Benchtop and splashback in Super White dolomite. Custom vanity in Duropal Natural Chalet Oak, Bench Top City. Muuto 'Ambit' pendant, Surrounding. Kaldewei bath, Bathe. **LAUNDRY** *Bottom left* Towel, Hale Mercantile Co. Leather-wrapped pull, MadeMeasure. Colour Collection laminate in Oyster Grey, Laminex. **BEDROOM** Drift bed and Duo side table, Southwood Home. Artwork, Giclée Studios. Everest carpet, Victoria Carpets. ►

EXTERIOR The new extension follows the same pitch as the front facade and because there was a gap along the eastern side of the house to the boundary, Mikayla was able to expand to the side as well. Dusk wall light, Est Lighting.

THIS IS THE LIFE

"We love everything about the end result – Mikayla managed to fit so much into a relatively small footprint," says Nick. "Going from two bedrooms to three and one bathroom to two while still keeping the house single storey has really increased the value. We especially love the built-in bench seat that doubles as dining seating and a perfect little daybed."



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THE SOURCE

You can't beat a black and white palette for an interior that's in style now and forever.



Produced by Antonietta Panuccio.

1 Robert Gordon 'Earth' bowl, \$32, Peter's of Kensington. 2 SP01 'Thomas' bar stool, \$1730, Space. 3 Curtains in Rejuvenate Storm, \$1728 (installed), Wynstan. 4 Muuto 'Ambit' pendant light, \$769, Living Edge. 5 Malawi wool rug in Blush (200x300cm), \$2610, Armadillo. 6 Elysian gooseneck rail shower set, \$599.90, ABI Interiors. 7 Opera 2-seater sofa with chaise, from \$3846, King. 8 Miniforms 'Chap' side table, POA, Design Nation. 9 Australian House & Garden linen-cotton hand towel, \$20, and bath towel, \$40, Myer. 10 Heirloom vessel, \$190, Clo Studios. 11 Mad Queen armchair by Marcel Wanders, POA, Poliform. For Where to Buy, see page 190. H&G