

# realiving

MARCH 2016

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**TRUE CONFESSIONS  
OF A RENOVATION**  
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ROOMS**

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# True confessions of a renovation

RENOVATING WILL DAUNT EVEN THE BRAVEST OF HEARTS AND PRODUCE MORE ANXIETY THAN RIDING A WILD HORSE. DEB BIBBY, EDITOR-IN-CHIEF OF REAL LIVING, REVEALS ALL (INCLUDING HER HEART ON HER SLEEVE)



photography sharyn cairns (boats), marae homer (deb)

**The scene** I've lived in this little beach cottage overlooking Pittwater in Sydney for 18 years – long enough to “get a feel for the place” before renovating, that’s for sure! **Resolved scheme** The kitchen design, concept and palette was by architect Noek Witzand – he specified American oak for the benchtops and shelving. The formply cabinets have satin brass handles from Pearl Lighting And Brassware while the Colmar limestone tiles are from Eco Outdoor. →





**New & improved** The kitchen was kept in the same spot as the original one, but now opens up to the garden. The appliances are pretty clever – I've got Fisher & Paykel "Izora" cool drawers from Harvey Norman and a Smeg integrated dishwasher all tucked under the bench. The pendants are from Vintage LED. **Take it outside** The big sliding door that leads to the deck is from Trend Windows And Doors.

photography : marie norman

## KITCHEN TIPS

### DRAWERS

My friend gave me this handy tip before the kitchen construction began: make sure drawers aren't too wide as it prevents a few of you working at the same bench at the same time.

### BENCHTOPS

Natural benchtops made of timber and marble will stain – let them. In Europe they let it get a beautiful worked patina, a history of living.

### BENCH HEIGHTS

You don't have to have standard bench heights in the kitchen. You can adjust bench heights to suit.

### BLUM

Can't go past Blum for internals. Actually I'd say essential. I did a kitchen test drive at the Lincoln Sentry showroom before configuring my kitchen drawers – best thing you could do. You send them your kitchen design and they set up your entire kitchen with makeshift cupboards and you get a real sense of how your kitchen will work.

### UP AND DOWN

Everything below the bench is best as a drawer, everything above is best as a cupboard or shelf.

### WINE FRIDGE

Separate the wine drinkers from the action. I placed my drinks fridge away from the workstations.

### UTILITIES PLACEMENT

Keep the fridge, sink and stove close together if possible. Forget cabinets near the cooktop – you need the benchspace for hot pots and pans.

### BIN

Place your bin drawer directly under your prep area. That way then you can scrape straight from chopping board into bin – voilà!

### TASK LIGHTING

You need task lighting in the kitchen. LED strips are great and very effective. Mine are warm-toned and placed behind the lowest shelf to light up the bench perfectly.

### BOTTOM DRAWERS

Make all your bottom drawers kick-activated (I forgot!) →



**My new veranda** The old chair used to be the dog's bed. It's now a favourite curl-up spot and the only place my mobile works perfectly. I loaned these Mark Tuckey stools for the shoot and don't they look great? Just beyond my budget right now.

**Cookin' with gas** The Smeg "Victoria" oven and cooktop in Panna enamelled metal is the hero of this corner of the kitchen.



RENOVATION IS SUCH A JOURNEY, an adventure, and can be life changing in so many ways. Your home is your place to lay your head to foster love and relationships – how it nurtures is vital. Our new home has changed the way we live and how we feel. It's our refuge and happy shelter. Here's my reno story without the whitewash. I have to admit it was challenging and overwhelming but some beautiful heroes emerged! I hope all the tips, tricks and the odd missteps help you make some golden decisions and avoid costly mistakes in your own projects. All materials, sources and costs are revealed (but let's keep that between us, ssshhh).

**HUMBLE BEGINNINGS** The concrete on the footpath leading to our modest beach cottage has the words "fish shack" scrawled into it. And that's exactly what it is – a beautiful little shack – but it was falling apart at the seams. The deck was in such a state of disrepair that one day my son's foot went straight through the timber. He got his entire leg stuck up to the top of his thigh and couldn't manoeuvre himself out. He joked that it was like the movie *127 Hours* and he thought he might have to saw his leg off. He got out by breaking the boards around him with his fist, not difficult as they had all rotted through. The bathroom was also leaking like a sieve – you'd shower and step out onto a completely flooded floor because the water was seeping from under the shower wall. Plus a new home had been built in front of mine and the view was now to a roof of a house instead of Clareville beach and Pittwater. We had moved in 18 years ago and had enjoyed the cottage in all its simplicity but it now needed some serious loving.

It was vital for me that the cottage be renovated in the same style, with as little change to its soul as possible. The plot was first purchased by Sir Arthur Alfred Clements Cocks (a knight of the order of the British Empire!) and the house built in 1926. I felt I had a real duty of care to the memories of all the owners past and our own. Plus our home had always inspired and motivated me and my son Jack and I wanted to →

text deb bibby | photography maree homer





ensure it would continue to do so for many years to come. So many original cottages are demolished that could easily be saved. I'm always amazed by people who purchase a house because they've been captured by its charm and then next thing you know is it's being knocked down because it's cheaper and more practical to build new than to restore – sad. We need to have more heart with these beloved homes.

**MEETING THE ARCHITECT** Long before I engaged an architect the plan was to lift the house into the light and at the same time to get an unobstructed view across Pittwater. I tracked down the best houselifter in the business, Peter Scott, and as luck would have it, he lived across the bay. I found out Peter had lifted numerous houses in the area and was well respected. We met and he agreed to take on the job. I now needed an architect. I met with two architects and a draftsman (the costs had started!) and after a year (yep, it took me a year to decide) I settled on architect Grant Mears based on his first gentle sketches, his fees, cost estimates and by visiting one of his projects. His work was sympathetic to the era of the house and the area. In our first working meeting I shared a curated folder, gathered over years but distilled down to my ultimate spaces, finishes and some random beautiful things. The images were the starting point for our conversation. We went through it slowly so he could get a sense not just of my aesthetic but something more personal. I painstakingly made him a copy of the folder and covered it in post-it notes from our discussions (especially as he lived in New Zealand – don't ask!). I also created my own moodboard – it incorporated paint swatches in neutral tones, bottle green tiles, materials like brass, blonde timber and tan leather and images of the ocean, fire, the full moon, a spider and a couple of owls. It was a good collaborative process with my architect and I really loved that creative stage – the mind races and dreams seem within reach. →

**Room with a view** I love how the doors in the dining area frame the views over Pittwater. I've had this dining table for over 20 years and the fabric chairs were found on the side of the road (honestly!). We suspect they're by Australian designer Fler. The ocean painting was another roadside find; next to it is a print by Mia Oatley and a photographic print of John Hurd by John Stoddart. **Working from home** My office has the original glass pendants I bought from Terence Conran in London 20 years ago.





**Vintage love** The vintage Jean Gillon "Sling" leather and rope sofa and armchairs from Vampt were a major splurge – I had to pay these babies off over six months but love that they're getting another life. The linen sofa is from Marie and I teamed it with a terrazzo coffee table from Spence & Lyda on an Armadillo&Co rug. **Cushy spot** The windowbox seat has these gorgeous leather tabbed cushions made by Heatherly Designs. The orange Penny Round cushion is from Rachel Castle and the vintage Le Klint wall lamp is also from Vampt. No interior is complete without a disco ball! →



photography: shayn claims (living room & coffee table);  
interior: shayn claims (window seat & vintage sofa)





## BATHROOM TIPS

### SPOUTS

Make sure your spouts reach the bath basin – sounds obvious, but check the position of the bath and measure twice.

### TAPWARE

When ordering taps for your bathrooms (and kitchen, and laundry), don't forget to check what materials are available for the outlets (brass, copper, stainless steel, plastic) – they need to match your taps if visible.

### TOILET

Sit on the toilet in the showroom before you buy it. Embarrassing, but do it! Recess the cistern into the wall for more floor space.

### BATH

Get in the bath before you buy it. Check you can rest your arms easily over the sides and your head rests comfortably back.

### LIGHT

Make sure your bathroom has natural light. If it's not possible because of floor layout, think about installing a skylight.

photography maree homer

**Bathing beauty** My bathroom was one of the trickiest room designs to crack, but I LOVE the end result. The bath is the Ottocento from Artdomus and the tapware is from The English Tapware Company. **Mirror, mirror** My dresser matches the kitchen with formply drawers and an American oak top. The mirror is from Vinnies and, in the background, my bedside lights are from Ikea.

**Green room** The Candana basin sits on a green shelf from Terrazzo Australian Marble. The wall tile is the Platinum Honed Terrazzo from Fibonacci Stone. The *Girl With A Pearl Earring* print comes from my family home. **Rinse off** We have an outdoor shower, too – perfect for after the beach.



**BRING IN THE BUILDERS** With the architect on board and all the plans in place, I hired the builders next. Ryan Shepherd from Pure Construction Management was recommended by a friend whose own recent build was glorious. Ryan came over for a cup of tea, we chatted a variety of cost options and, based on gut, word-of-mouth and his proposed costings, I was in. Drawings complete, my architect prepared and submitted the DA (phew!). PCM started getting real quotes from all suppliers prior to DA approval so we could be ready to go as soon as the DA was through. With all the paperwork flying around and a pile of other players like geotech and certifiers coming into the picture, I realised I was a novice no matter how much I knew through editing **real living** magazine. And not only that, doing it part-solo was hard – you really need someone at the end of the day to gather with and chat about the happenings and just to bounce ideas off and check you are on the right track. Through the process I realised I was the apprentice trying to manage an army of blokes to craft my home, but reading this they will laugh and say they managed me and the project! Ha, I just needed some “man pants”, to quote architect Hannah Tribe. →



## PICTURE TIMELINE



### DEB'S RENO TIPS

1. Get your electricity and stormwater plan on the plans before getting your DA – don't think about it later on mid-build, it will cost you. It did me!
2. Check weather forecasts before you commit a date to the build.
3. Create a personal schedule spreadsheet of what builders will need and by what date and then, the minute the DA is approved, aim to have all your materials selected. Plus, order windows, doors, appliances, baths, WCs and arrange delivery to time with the building schedule. If space permits, have them on site ready to go.
4. Be decisive – changing your mind

once the reno is underway is expensive.

5. Don't leave the house without: a tape measure, your tile samples, door measurements, fabric samples for furniture and blinds, a calculator.
6. Put all your suppliers' details into your phone before you head out.
7. If you open any internal walls during your renovation, put in some insulation. It helps reduce sound and keeps you extra toasty or cool.
8. Get powerpoints everywhere! Architects and builders will give you the standard spots but think outside the box and add them inside cupboards and cabinets, the ceiling

(just in case) and the deck. Also use double plugs, especially either side of the bed for phone chargers.

9. The operating machines for extractor fans and underfloor heating get affixed to the exterior of your house. They make a noise so consider carefully where they are placed. Builders will whack them where they think they are best hidden but check location of bedrooms first.
10. Finishing touches: floor stain comes first, then installation of cabinets, light fixtures and painting. Stick to this order. Tradies' availability will be tricky but don't be bullied.

### RYAN THE BUILDER'S TIPS

1. Understand the costs you will be paying for that are not covered by the builder. Consultants and authorities are not included unless your contract is a design-and-construct contract (not very common). Other costs apart from your builder's quote include: insurance; engineers for structural and stormwater plans plus site inspections during construction; geotech for risk analysis; council; certifier and all his follow up visits to check different stages. These costs can add up to between \$30K to 50K!
2. Understand your contract.
3. If you are constantly changing your

mind the builder will always be second guessing whether the plans represent what you are after. If the builder calls, respond urgently – delayed responses and decisions will end up costing you.

4. The more effort and preparation by you prior to build the better. Preparing a schedule or a draft scope of works covering all internal finishes, tiles, floors finishes, paint colour, joinery finishes, lighting and fixtures will help the builder provide a more accurate quote.
5. Be clear whether you are using an architect following the release of the

Construction Certificate. There should only be three scenarios: the architect controls the project; they are on an as-required basis; or they are not involved. Be clear to both builder and architect on what the engagement is.

Renovating or building from scratch is an emotional rollercoaster – excitement, relief, anxiety; indecision; I'm over it; achievement! →





MY HEROES  
& EXPERTS

**NOEK WITZAND**  
**ARCHITECT/DESIGNER**

*Noekdesign.com* A shining knight. He conceived, designed and chose the kitchen palette. He thought of me and took everything I said into account and then used his amazing eye to create a strong but feminine kitchen with honest materials.

**SHAREEN JOEL**  
**INTERIOR ARCHITECT**

*Shareenjoel.com* Flying Shareen up from Melbourne to check the plans cost me \$2000 and saved me \$20,000 to \$30,000.

**PHOEBE PAPE**  
**LANDSCAPE ARCHITECT**

The most extraordinary, unique landscaper in Australia – she is the best kept secret.

**MICHAEL KARAKOLIS**  
**FIBONACCI STONE**

*Fibonaccistone.com.au* Michael bent over backwards to get a second shipment of stone from Melbourne at a crucial time, and came and inspected the work. Unbelievable service, glorious tiles. A few top architects have commented on the tiles wanting the name, style and colour.

**DAVID MOSES**

David and his business partner David Krajancic became known as the two Davids – together they constructed my kitchen, laundry, wet bar and all the wardrobes. The kitchen was a tricky job as the old walls of the house were not exactly straight – eek! Being perfectionists, the work is flawless.

**LINDA BRANDER**  
**NEWSCAST**

*Newscast.net.au* Linda does the PR for Smeg. She gave me a heads-up on the new Smeg range before anyone else! My Smeg stove is hero of the kitchen and very much loved already. I also chose the Smeg vintage-look fridge for my son's room – a huge hit.

**OWEN CRICK**

Stone sculptor and artistic ex-partner who created the main garden walls, the taps in the laundry and wet bar. A labour of love. Kaboom!

**ROLLY BURNS**  
**DAVEBILT INDUSTRIES**

*Davebilt.com.au* Delivered all our structural steel despite the fact he'd suffered a family tragedy – he simply didn't want to let us down! A legend.

**EXPERTS from left** Noek Witzand, architect. Shareen Joel, interior architect. Phoebe Pape, landscape architect. Michael Karakolis of Fibonacci Stone. David Moses, cabinetmaker.



**TRADIES from left** Tony Monaghan of PCM. Peter Scott, house lifter. Jacob Lloyd of Lone Pine Landscapes. David Schubert, boss guy of PCM. Marcos Charueski, carpenter for PCM. Karl Machnio, painter from Procontra. Scott Rutherford of Twin Taps Plumbing. Troy Maquire of TJM Earthworks (in orange). →

MY EXPERTS  
& TRADIES

**TAPWARE The English Tapware Company** *Englishtapware.com.au*

They were brilliant. I ran in to look at taps and told them about my unresolved bathroom and kitchen plans. Catherine Slim and Susie McNicol pulled out the tracing paper and, woman to woman, we talked the practical side of these spaces. I left that meeting on a high.

**ARCHITECT Grant Mears** *Grantmears.com*

A godsend – but based in New Zealand!

**CERTIFIERS Insight Building Certifiers** *Insightbuildingcertifiers.com.au*

**HOUSELIFTER Peter Scott** (02) 9999 2910

**BUILDERS Pure Construction Management (PCM)**

*Pcmprojects.com.au* Insanely patient and no mucking about. Expensive, but I have the most solid, beautifully crafted home. **Marcos Charueski** was the seriously good carpenter on my build with PCM – he completely understood my aesthetic without us even saying too much and he crafted a verandah better than I could ever have imagined. It's a favourite spot in the house.

**TREE SURGEON Trees For All** *Treesforall.wix.com*

The best. The tree that was felled was recycled as stools around the bonfire.

**STONERWORK Lone Pine Landscapes** *Lonepinelandscapes.com.au*

Jacob Lloyd built the entrance steps, sandstone building surrounds and fireplace hearth.

**PAINTERS Procontra**

*Procontra.com.au* Karl Machnio and his team are the fastest painters around.

**ELECTRICIAN Trusty-T**

(Tyson Williams) *TrustyT.com*

**EXCAVATION TJM Earthworks**

*Tjmeearthworks.com*

**PLUMBING Twin Taps Pty Ltd**

*Twintaps.org*

**UNDERFLOOR HEATING Comfort Heat Australia** *Comfortheat.com.au*

**TIMBER JBH Timbers And Building Supplies** *Johnsonbros.com.au*

They bettered their pricing by a couple of percent to ensure they were better-priced than their local competitors.

**ADDITIONAL CARPENTRY LABOUR Australian Building and Drafting Group** *Abdg.com.au*



**Boy zone** Jack's space opens up onto a timber deck with a hidden champaca garden and a private path to Clareville beach. His bed is from Marle, the Togo sofa from Domo and the beanbag from Rachel Castle. More Vintage LED pendants here, too. **The wet room...** The Fibonacci Stone Terrazzo tiled wall is brilliant and the horse print from Pampa is pretty special, too. Novecento bath from Artedomus. **...and the wet bar** A Smeg fridge is the standout piece in Jack's wet bar. I got the cabinet a long time ago from Guy Mathews. →



**THE DECORATING PROCESS** The old and new now connect beautifully and you can barely tell them apart – they are intimate with each other and married by the veranda roof. Our home also feels more generous but the footprint was only slightly increased. All the old issues are now resolved: we have more storage, a glorious working kitchen, a few bathrooms, loads more space, less stuff, a new garage and a deck to throw a party on. My favourite aspect is strangely not the big water view but the feel of the kitchen and the dancing morning light in the garden – something special goes on there. You open the large sliding door into the kitchen and it's hard to move further as the veranda and kitchen engage you in such an earthy, loving way it's like being hugged. The veranda and courtyard are very much an additional room and the living room, now among the treetops, draws you in when the late afternoon light hits with its intense golden tones. My bathroom comes a close second and it was the hardest room in the house to design! And my son's bathroom with his immense wall of softest-grey terrazzo tiles. When decorating, I wanted to reuse some of my old things mixed with a few new pieces, but have far less than I did before. It was a real improvisation, nothing planned, and I love combining unusual pieces together and letting serendipity take over.

I adore our new home and am very proud. Looking back, I cried a few storms in my builder's arms at one point but mostly by myself, and even with all the tears I don't regret it at all. Yes, I would do it all again – it was a crazy, creative and very magical year in lots of ways. All the beautiful heroes and some of the wonderful tradies who crossed my path have now become firm friends and part of the memory of our home. Our home has retained its memory from the past, its soul is intact and for me that was the most precious outcome. It has opened its doors wider... or is it its heart? ➔

photography sharyn cairns (pittwater & wet room); maree homer (jack)



## BEFORE YOU START

Here are a few things to consider before you even pick up a sledge hammer:

### □ GET THE DRAWINGS RIGHT

When you submit your DA you're not required by council to have detailed drawings, so everything gets costed up on incomplete drawings. STOP! Don't be impatient! Get detailed drawings then cost up and if council make you redo drawings it's far cheaper than the cost of variations once you start building.

### □ CHOOSE THE RIGHT BUILDER

Before hiring a builder check out jobs he has done and chat to the homeowners if possible. I did, with both the architect and the builder.

### □ READ YOUR CONTRACT NOT ONCE BUT A FEW TIMES

Because I didn't have the backup I put all my trust in my builders. My first instinct was to build in stages but my builders pointed out the savings of \$157K if I built it all in one hit. Who could say no to that? I should've. I would've had less stress on myself financially. I had \$100,000 in the kitty spare for the unexpected costs. Enough? Never.

I needed double that. Understand the word VARIATION! Keep the communication with your builders flowing. I expected too much support from my builders – they tried but at the end of the day business is business.

### □ BUDGET REALISTICALLY

My architect quoted \$395,000 for the build. My builder quoted \$487,080. My final build cost: \$752,088. Look at the builder's quotes and double it, then consider council fees, certifiers, surveyors, geotech, arborists and architects and add another 10-15%. Trust me on this. Costs also continue after the build!

### □ VISIT THE BANK

Know your budget limits (taking into account the advice above) before going any further.

### □ KNOW THE RULES

Before undertaking any renovating, interior or exterior, find out what permits are necessary.

Without all papers signed, stamped and delivered you could be slapped with hefty fines.

### □ KNOW THY NEIGHBOURS!

It's best if they're sympathetic to your renovation journey and all the practical, visual and aural inconveniences. Stay in touch with a kind note and a bottle of wine.

### □ GET A SOURCING DEADLINE FROM YOUR BUILDERS

Have your key suppliers lined up, check on their stock availability, this includes plumbing fixtures, stone, tiles, baths, taps, hardware, showerheads, drain outlets. Remember most suppliers have long lead times of about 4-8 weeks. Be prepared for your build. Ask your builder what you are responsible for and where they would help, especially in the plumbing department.

### □ LEARN THE BUILDER LINGO

Single-girl renovators or novices – learn the builder lingo before you start. It's actually another language. ➔



## BEHIND THE SCENES

Head to our Facebook page at [Facebook.com/reallivingmagazine](https://www.facebook.com/reallivingmagazine) for must-see video interviews with some of the tradies and experts.



**Office space** The old phone on my desk was found at the house when we moved in – it's a keeper. Both the desk and lamp were from Guy Mathews years ago. The photobooth pics are of me and my brother Adrian and the little guy is my son Jack as a cheeky two-year-old. **Great outdoors** Outside, Colorbond's old roof meets new in Monument Grey. For the garden, I brought in landscape designer Phoebe Pape to create something that was easy to maintain and that suited the coastal location. The grass is temple grass – it's a beautiful groundcover. Never needs mowing and soft to walk on. →



photography maree homer





ROOM BY ROOM FIXTURES AND FINISHES



KITCHEN



LIVING



BATHROOM 2



MAIN BATHROOM



VANITY

BUDGET BREAKDOWN

<b>Preliminaries</b>	\$82,842.49
<b>Demolition</b>	\$31,567
<b>Houselift</b>	\$16,000
<b>Groundworks</b>	\$16,759.51
<b>Concrete</b>	\$28,271.95
<b>Masonry</b>	\$17,657.10
<b>Timber framing</b>	\$31,512.06
<b>Structural steel</b>	\$9,570
<b>Roofing</b>	\$12,019.43
<b>Internal linings</b>	\$53,811.99
<b>Doors &amp; windows</b>	\$26,357.88
<b>Finish carpentry</b>	\$100,567
<b>Joinery</b>	\$40,000
<b>Metal &amp; glass fabrication</b>	\$1182.60
<b>Painting</b>	\$20,000
<b>Electrical</b>	\$35,495.15
<b>PC (prime cost) items – the allowance for bathroom fittings, appliances, etc</b>	\$40,000
<b>Plumbing &amp; drainage</b>	\$30,739.74
<b>Scaffolding, pest control, traffic management</b>	\$20,780.16
<b>Landscaping</b>	\$25,750
<b>Authorities</b>	\$10,000
<b>Consultants</b>	\$28,000
<b>Kitchen design</b>	\$20,000

CHANGES DUE TO LATENT CONDITIONS

<b>Garage rebuild including footings &amp; slab</b>	\$39,752
<b>Stormwater connection issues</b>	\$13,452

**TOTAL \$752,088.06\***

*\*My original quote was nowhere near the end figure as it was based on basic DA plans (see page 145, Tip 1, "Before You Start") and variations (remember that word) due to dramas in the ground, weather and the unexpected in restoring an old house.*

**Clamp it!**  
Banarp wall/clamp spotlight in Off-white, \$29.99, Ikea.

**Simply perfect handle**  
Tradco 1461 in custom Satin Brass finish, from \$5.60 each (finish is additional), Pearl Lighting & Brassware.

**Square spout**  
Perrin & Rowe "Oberon" kitchen tap in Bare or Satin Brass, \$1164, The English Tapware Company. WELS 4\*.

**Hero stove**  
Smeg TRA4110P Victoria 7-burner cooker, \$8490.

**Linen slipcover**  
Bay sofa with arms in Chalk, from \$2250 (1.8m x 89cm x 78cm), Marle.

**Surf's up**  
Traditional Alaia surfboard, \$880, Maywood.

**Nice 'n' toasty**  
Nectre MK II radiant/convection freestanding wood heater, \$1920, BBQ Factory.

**Natural fibres**  
Sierra Weave rug in Chalk, from \$750, Armadillo&Co.

**Low rider**  
Ten10 travertine coffee table in Oil Rubbed Bronze, \$5620, Spence & Lyda. 1.015m x 33cm.

**Industrial style**  
Well glass pendant light, \$448, Dunlin.

**Beautiful basic**  
Terrazzo stone tile in Platinum, \$127 a sq m, Fibonacci Stone.

**Hand made**  
Eggcup stool, from \$550, Mark Tuckey.

**Classic taps**  
Perrin & Rowe "Contemporary" basin set in Bare or Satin Brass, \$956, The English Tapware Company. WELS 4\*.

**Round we go**  
Round mirror, \$160, Armchair Collective.

photography sharyn cairns (living room, bathroom 2 & vanity); maree homer (kitchen & main bathroom)

**Interior paint**  
Dulux Wash & Wear paint in Natural White, \$71.90 for 4L.

**Shower power**  
Perrin & Rowe ceiling shower dropper and rose in Polished or Satin Brass, \$703, The English Tapware Co. WELS 3\*.

**Soothing shape**  
Omvivo "Latis" round basin, from \$900, Candana.

**Gorgeous green**  
MT45 terrazzo, from \$400 a sq m, Terrazzo Australian Marble.

**Fabulous forms**  
Tom Dixon "Form" brass bowl set, \$155, Third Drawer Down.

**Get cross**  
Perrin & Rowe "Contemporary" wall valve set in Polished or Satin Brass, \$644, The English Tapware Co.

**My fave**  
Appelles Blackseed shampoo, \$39.95.

**Essential item**  
W1470 stool, \$255, Bisque Interiors.