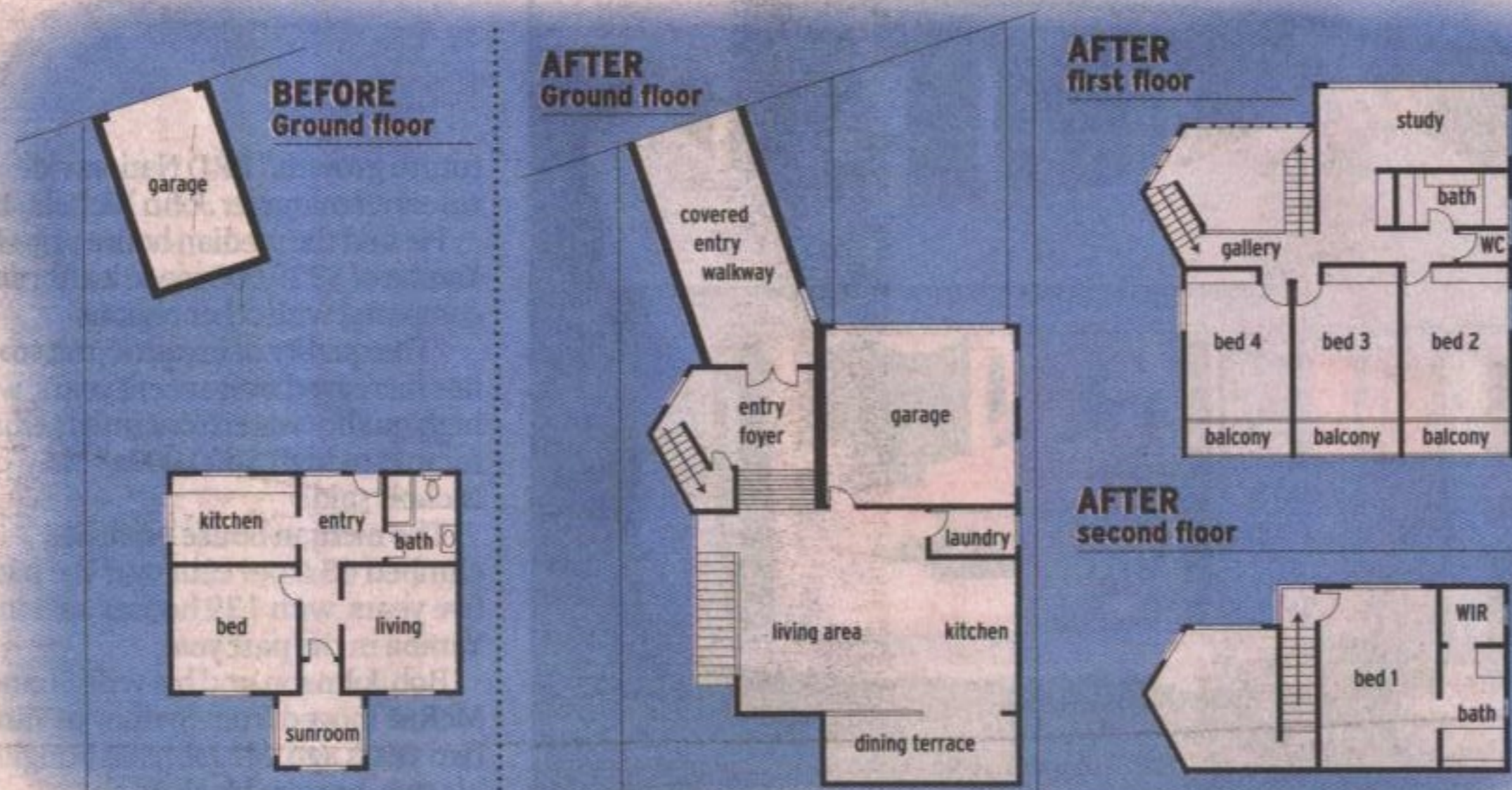


> ADDING VALUE

Cottage makes way for luxury on four levels



> Address 31 Kangaroo Point Road, Kangaroo Point
House One bedroom, one bathroom
Land size 980 square metres
Price guide \$2.2 million

THE BRIEF

In a rare and secluded deep waterfront position on the exclusive Kangaroo Point peninsula, this 1930s one-bedroom fibro cottage is on the market through McGrath Estate Agents, Sutherland Shire.

Archicentre, the home advisory service of the Royal Australian Institute of Architects, asked local architect Adrian Zenere to take \$650,000 to \$850,000 to create a design that best used the site.

THE DESIGN

Although the existing property is a quaint little cottage, the architect decided it would be much better to demolish it and build a large, new contemporary house further down the

block in line with neighbouring developments. The existing garage on the street boundary would be reworked to become a covered walkway leading to a modern house.

The proposed residence would spread over four levels, starting with a summer pool/outdoor entertaining area on the lower ground level (not shown). The ground floor would have a large, integrated living and dining area with a light-filled kitchen opening onto a terrace overlooking

Oyster Bay. On the first floor would be three spacious bedrooms (with balconies and water views) as well as a study and full bathroom.

On the top floor would be a luxurious main suite with an en suite bathroom, walk-in robe and a balcony with glass bi-fold doors.

Archicentre can organise a pre-purchase building inspection from \$410 and a renovation design report for \$950. Phone 1300 134 513.

> BOTTOM LINE

Agent Bernadette Berlyn said if the property was sold with the new home completed, its value would increase to between \$3.2 and \$3.5 million.