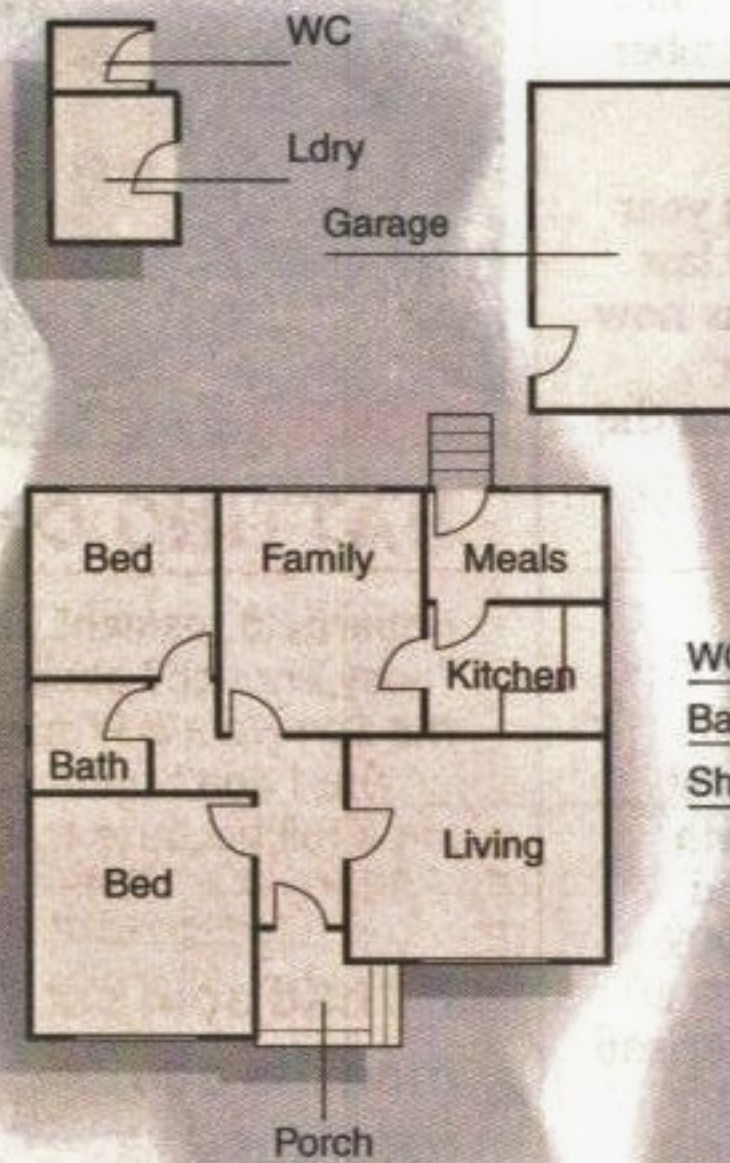


ADDING VALUE Bellinda Kontominas

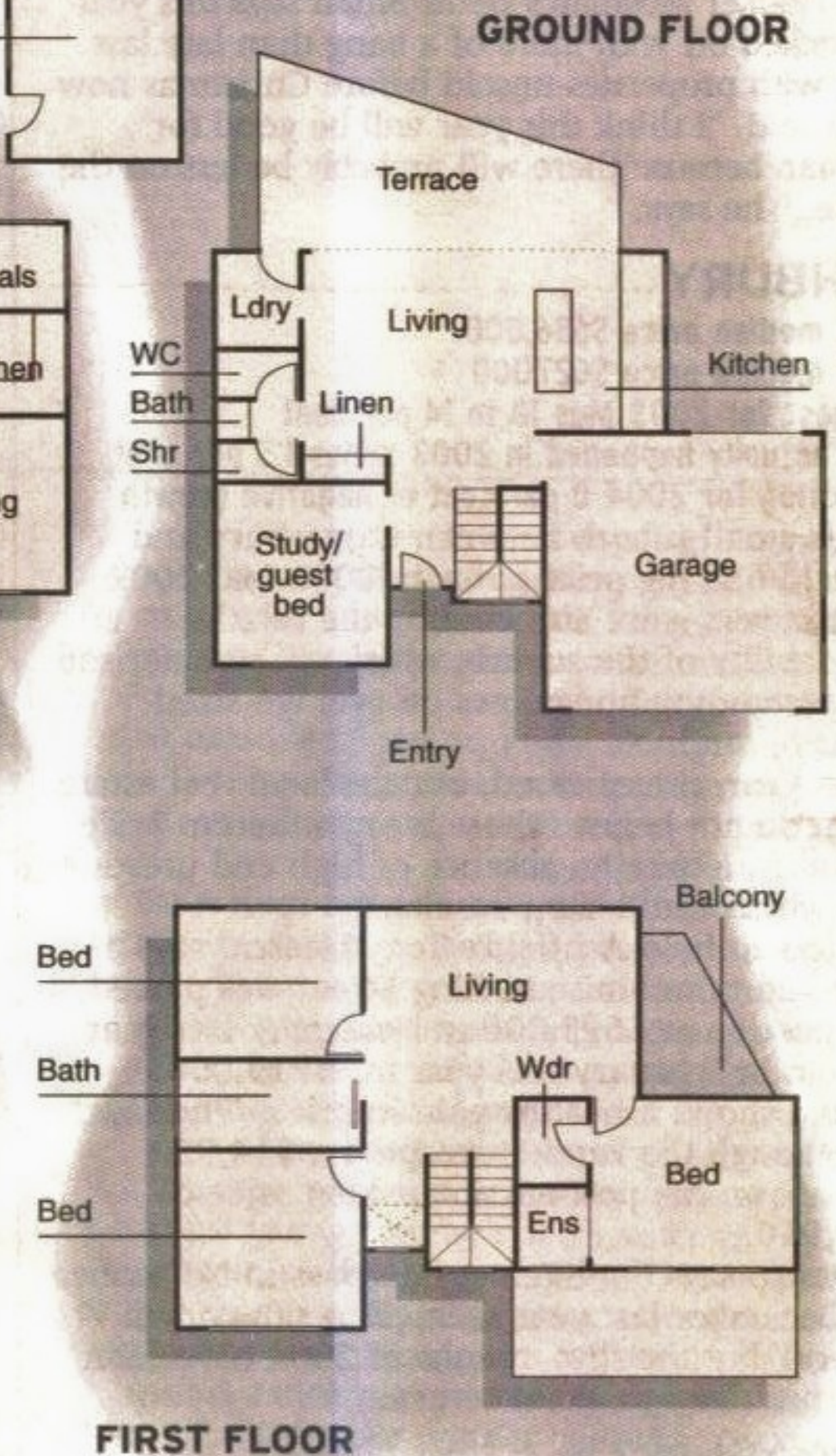
15 COX AVENUE, BONDI BEACH



A EXISTING PLAN



B PROPOSED PLAN



Growth factor ... the yard (below) of this modest two-bedroom fibro will easily accommodate the planned extension.

Drastic change

KIRRAWEE
29 KENNETH AVE
About \$550,000

2 bedrooms, 1 bathroom
Size 919 sq m

AIM

This single-level 1940s fibro cottage on a large block, with a separate garage and laundry, is to be auctioned through Century 21 Carlisle Realty (9521 2000) on March 11. Archicentre, the home advisory service of the Royal Australian Institute of Architects, asked architect Adrian Zenere (9580 0999) to redesign this property for a growing family with a budget of \$260,000.

DESIGN

Rather than demolish the property, the architect has devised a plan that will transform it from a small two-bedroom house into a spacious family home.

The front bedroom would remain but the rest of the ground floor would be completely reworked to include a new kitchen, a new bathroom, an internal laundry and a two-car garage. A new open-plan living area would flow through bi-fold doors to a terrace.

A new first-floor addition would capture district views and feature a second family living area and three new bedrooms. Two of the bedrooms would share a bathroom and the main bedroom would have an ensuite, a walk-in wardrobe and access to a balcony.



C ADDED VALUE

The agent estimates that if this property was sold after renovation, its value would increase to the mid \$800,000s. Archicentre can organise a pre-purchase building inspection from \$410 and a renovation design report for \$950. Phone 1300 13 45 13.