



A New Home at the Same Address

Story and images Marilyn Collins

If your current home has outgrown your lifestyle needs but you love the area in which your home is situated or, you've found a perfect block of land on which stands a home in need of costly renovating there's a solution to both. >



Demolish and rebuild is the answer! Demolishing your existing home and building a new one is the perfect solution for those who want a brand new home, but don't want to move – nor live through the nightmare of renovations which often can be as costly as rebuilding and still end up as a compromise between old and new.

The team at Yarrum Designer Homes can guide you through all the steps: from knocking down your existing home, designing your new home, preparing your site for construction and building your new home – and every step in between.

In fact, Yarrum Designer Homes have done just that to establish their new display home on a prime site on Llewellyn Street, Merewether.

The weatherboard residence on the block was a renovated doctor's surgery and in too good a condition to demolish so the building was literally cut in half and transported off site travelling down the M1 to the Central Coast for a new life.

In its place Yarrum Designer Homes have designed and constructed a two storey, four bedroom, double garage, 2.5 bathroom custom home with separate media room, upstairs rumpus room and stunning kitchen, meals and family room.

The home is 325m² and through smart design sits on a block of only 352m².

The exterior of the home utilises the Insulclad exterior cladding system which is essentially a high density foam that is fixed to the termite treated frame and then covered with a poly render finish. The result is a home that has excellent thermal and acoustic qualities, a strong but flexible smooth rendered finish, and it is quick to get the home to lock up stage so as to keep out inclement weather.

The vertical Weathertex cladding painted in Taubmans Casino and the laser cut textured screen by Lifestyle Laser, which is back lit at night, both add elements of interest to the architecturally designed home.

Yarrum Designer Homes understands the importance of building a sustainable home, one which will reduce the owner's energy and water consumption, as well as the home's greenhouse gas emissions.



Sustainable building design is practical and affordable which provides long term savings, without compromising comfort and style. For example, the window placement is so designed to allow free flowing cooling breezes throughout, air conditioning that can be operated individually from each room as required, down to small things like LED lighting being fitted throughout the display home. The custom made windows in Citi Pearl Matt are by Langford Windows.

First impressions count when entering the home. The impressively wide 1200mm copper pivot door from Axoloti sets the tone for what's inside.

On entry you step into the open plan living room which flows into the kitchen space with a staircase on the far wall leading to the upstairs living area.

The stunning kitchen and all the custom built cabinetry throughout the residence was constructed by Valley Kitchens. The island benchtop is 40mm thick, 'Calacatta Nuvo' Caesarstone with waterfall ends. The splashback is also the 'Calacatta Nuvo' Caesarstone.

The cabinetry to the island bench is a 2 pak polyurethane painted Taubmans Arctic Cotton, a beautiful soft grey and a contrast to the Polytec 'Black Wenge' of the cabinetry along the back wall which is also to the interior of these cupboards. There is a dual under mount sink with integrated BLUM Servo Drive (electric motion support) to all doors and drawers, including the overhead wall cupboards that open & close with the touch of a finger.

The kitchen appliances, all the latest from Miele, include a gas cooktop, oven, steam oven and semi integrated dishwasher. An integrated fridge behind the black wenge cabinetry is a thoughtful addition in the open plan living.

Opposite the kitchen are two large copper doors that slide back to reveal a pantry work area with ample bench space and sink with room for appliances including the Miele Wine Fridge.

The nearby downstairs powder room has a feature wall tiled with an antiqued mirror subway tile. The custom made wall mounted vanity in 2 Pak Polyurethane High Gloss paint in Taubmans Silver Dollar sits nicely with the "Vanilla Noir" Caesarstone bench top. >







Not compromising on quality the handleless vanity drawers also contain the BLUM Antaro drawer guides.

A step down from the powder room is the laundry similarly styled to the kitchen with built in front loading washing machine. Access to the very generous sized double garage is from this room.

Storage is ample with a wall length of sliding cupboards opposite the powder room.

In keeping with the proximity to Merewether beach, the downstairs flooring is a tiled washed grey plank from Jacoba Tiles which flows from the front door right through to the alfresco area.

The alfresco area is sure to become a favourite spot with its automated Eclipse opening roof system from HV Aluminium which provides total control over the amount of light, sun and shade to the area.

The exception to the tiles downstairs is in the media room which is carpeted creating a sense of cosiness.

The glass and stainless steel staircase with American Oak treads leads upstairs onto an open living space fitted with a wall length storage cupboard as well as a study area with a built in desk and drawers of Laminex Burnished Wood.

The master suite is reminiscent of a 5-star hotel suite with slate grey carpet and a walk behind purpose built dressing room with copious hanging and storage space.

The ensuite bathroom has a "his and hers" glass shower space one with a ceiling mounted Teknobil rainframe and the other with the Nikles Fresh twin shower combining both an overhead and rail shower.

The Issy Glide vanity from Reece with its organically inspired basin form and clean understated lines reflects the simplicity and elegance of the ensuite.

The main bathroom features stunning patterned floor tiles in tones of grey and white reminiscent of a bygone vintage style, as does the separate powder room.

A deep egg shaped bath, heated towel rails and Nikles Fresh Twin shower define the luxury to be found in this bathroom. The wall length vanity is wall mounted, with Urban Caesarstone and 2 Pak Polyurethane Satin paint Taubmans Secret Agent, provides lots of storage.

Along the corridor are three queen size light filled bedrooms all with large built in robes.

The designer display home has created great interest from the first day of opening from all demographics - families wanting to upgrade their existing home and to stay at the same address to couples purchasing a block with an older home on it wanting to knock down and rebuild.


"We can design your dream home that complements your block, lifestyle need and budget," said Yarrum Designer Homes managing director Stephen Murray. >





"Bring us your ideas and we will turn them into a bespoke design which will meet all the regulatory requirements."

Yarrum Designer Homes handles the approval process with all the required authorities from local council, Hunter Water, Mine Subsidence Board and the Certifier.

Everything within your home is included in the price – your choice of tiles, timber flooring, carpets, light fittings, air conditioning and the driveway. This means you can simply move straight in on completion. Even landscaping and fencing can be organised if you wish. 

The new display home is located at 44 Llewellyn Street, Merewether for enquiries contact Justin Priddis on 0410 430 674, phone head office 4938 1345 or visit www.yarrumdesignerhomes.com.au.

Tiles: Jacoba Tiles

Windows: Langford Windows

Kitchen: Valley Kitchens

Blinds and Curtains: Valley Vogue

Air Conditioning: Tozer Air Conditioning and Electrical

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