



### FACT FILE

#### THE BRIEF

Give a tired three-bedroom beach cottage a modern makeover

#### THE OWNERS

Luke and Aime Van Dyck

#### THE BUILDER

Luke Van Dyck,  
LVD Industries



**A** The original house was in good structural shape **B** Aime and Luke Van Dyck **C** Light-filled rooms helped the couple achieve a beach feel **D** The exterior was rendered **E** Timber flooring is easy to maintain and suits a seaside lifestyle

# Beachside bliss

Quality materials, clean lines and timber tones make the most of this sand-and-surf location

As a third-generation builder, Luke Van Dyck could easily see the potential of this Newport cottage, located midway between Pittwater and the beach. His wife Aime, on the other hand, took some convincing.

"Aime was a bit unsure because of the house's close proximity to the road but as soon as I walked in I knew exactly what I was going to do. Structurally we didn't really have to change anything – the lay-out was spot on," Luke says.

The single-level, three-bedroom, double-brick house turned out to be larger than it appeared and as the lay-out, structure and size was right, the work that needed to be done was mainly cosmetic.

"It was deceiving, because from the road it looked like a small cottage. We actually drove past it three or four times before I even went in," Luke says.

"But my real estate agent said, 'You really should check this out'. I was reluctant but as soon as I opened the door

and went in I thought, 'Wow, this is it.'"

"I got Aime across the line and said, 'Look we can do this, this and this – it will look fantastic.' It was a deceased estate and everything was overgrown. The yards were overgrown, it had been rented out, the house was a mess and it leaked."

Despite the odd leak, Luke says that the bones of the house were in very good nick.

"The thing that also surprised me with this particular property is that it was structurally sound. I got in the roof and it was spotless – everything was just A1."

#### Hands-on project

Luke, who runs construction company LVD Industries and appears on the Foxtel home improvement program *Australian Renovations*, completed the work himself.

"All up, with tidying loose ends and all of that, it took about eight months.

"I had my guys here as well from my building company. When we had a quiet week it was, 'Right guys we're on'. It was

seven days a week for a good six months."

The renovation, which cost \$220,000, included a complete overhaul of the interior of the house and the exterior was rendered and painted.

"Basically every surface is new – brand new timbers floors throughout, mixed Australian hardwoods, new plasterboard work, brand new kitchen, brand new bathroom, all the bedrooms are re-carpeted and re-painted," he says.

#### Simple and warm

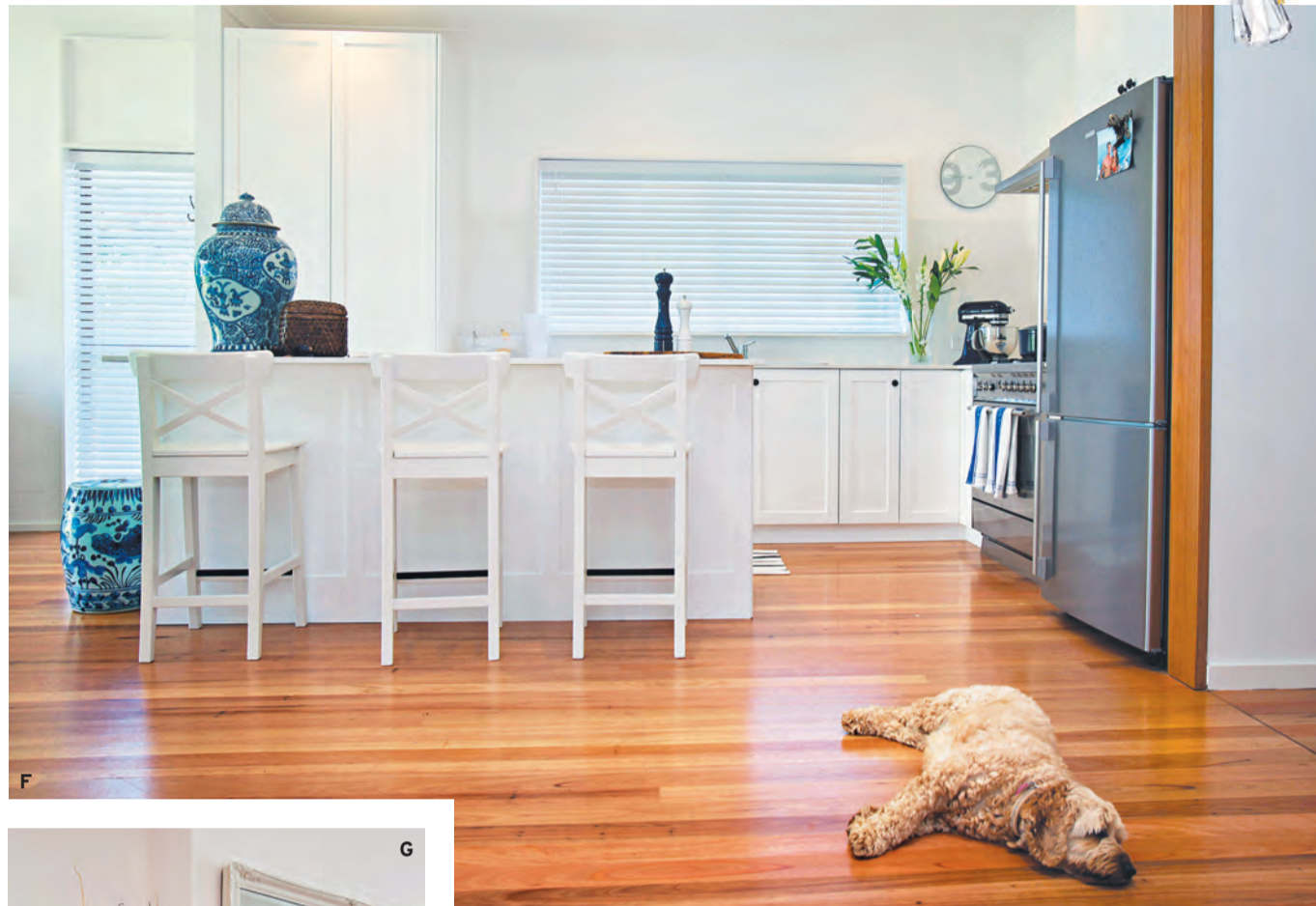
The style of the house is clean and simple and Luke incorporated timber in the material palette to add some warmth.

"We've gone for a modern beach feel but I didn't want to go with super sterile clean lines, hence the mixed Australian hardwoods," he says.

"It's neat and tidy but you've got different colours in there."

"Being a builder, I didn't want to do something too far out and we wanted





"We've gone for a modern beach feel but I didn't want super sterile clean lines, hence the mixed Australian hardwoods"



to do something that fits in with most peoples' tastes, style and furniture.

"Something that reflected the area, the streetscape and the location we live in, so there's no point putting bright red walls up. We're in a beachy suburb, we like light houses, so we want it nice and light."

Luke says that the renovation process went smoothly, largely because they did not make any significant changes.

"Our neighbours were fantastic – a good tip there is to speak to your neighbours," he says. "We've got a great little community here and so many people walk past the house and say, 'Oh wow, we love what you've done, it's fantastic.'"

### Choosing quality

The floors are the stand-out element of the renovation for Luke.

"I absolutely love the timber floorboards," he says. "Our last house had cheap cyprus pine floorboards and we re-polished them and tarted them up."

"For years I've been doing really expensive, beautiful floors for other people and on this house I had the opportunity to spend the big bucks on the flooring and I absolutely love it."

The hardy floorboards suit Luke and Aime's love of the sand and surf –



**F** The new kitchen was fitted with an island bench **G** The couple stuck with simple colours for broad appeal **H** A mixture of tones in the timber floorboards added warmth **I** Modern kitchen appliances were installed





A

**“We spent money on floorboards, instead of things like feature walls. If you do the simple things right, then you’re set”**



B



C



D

» the odd bit of sand is easy to deal with. “They’re easy to maintain – we spent a lot of money on a sinteco finish, which is a semi-gloss, it’s a very hard-wearing surface, it looks good and it brings the natural grain out of the timber,” Luke says. “And I like the fact that we’ve used spotted gum, as well as blackbutt and all the different Australian hardwoods.” Good quality materials and meticulous work are the keys to renovation. “I think the secret in this house is actually materials we’ve chosen, we haven’t cut any corners,” Luke says. “All the fixtures and fittings are top-end. We spent the money on floorboards, instead of doing things like feature walls. If you do the simple things right, then you’re set.” ■ **Alice Wasley**

**MORE INFORMATION**  
**LVD Industries** 0418 408 252,  
 lvdbuilders.com

**A** Letting in light was one of the aims of the renovation  
**B** Nautical elements accentuate the beachy feel  
**C** The bedrooms were re-carpeted **D** A modern bathroom was installed

**SINGLE STOREY**



**GET THE LOOK**



**Value added ...** Quality timber flooring is beautiful and easy to maintain. The owners have chosen a combination of Australian hardwoods for a sleek, warm look. **Boral silkwood in blackbutt** is available for \$112.25 per square metre excluding installation from Boral.



**Perfect perch ...** This classic pine barstool is the perfect addition to an island bench. The backrest allows guests to settle in for a chat in comfort. The **Ingolf bar stool** costs \$79 and is available in antique stain or white from Ikea.



**Blue yonder ...** Touches of blue are used throughout the home. This oversized blue and white jar also picks up the subtle Asian theme. The **70cm White Ginger Jar** costs \$179 from Alfresco Emporium.



**By the sea ...** A combination of light blue, printed and neutral cushions liven up a minimalist white couch. The **Baylis cushion** costs \$79.95 from Laura Ashley.

**MORE INFORMATION**  
**Alfresco Emporium** 9972 9999,  
 alfrescoemporium.com.au  
**Boral** 1800 818 317,  
 www.boraltimberflooring.com.au  
**Ikea** 8002 0400, ikea.com.au  
**Laura Ashley** 1800 033 453,  
 laura-ashley.com.au