

## PICTURE PERFECT

A coastal holiday home made for sharing is taken to another level of sophistication, ensuring it performs as a dramatic support act to the spectacular view.

STORY *Sue Wheeler* | STYLING *Jack Milenkovic/Atelier Lab* | PHOTOGRAPHY *Anson Smart*



**EXTERIOR** *This page* The grand picture windows create a closer connection to the ocean. Roof and white window frames in Colorbond Surfmist. Balcony balustrade, Bluewater Stainless. Walls painted Dulux Domino. Timber posts painted Porter's Palm Beach Black. Balcony ceiling painted Dulux Vivid White.  
**LIVING ROOM** *Opposite* Woodcut engineered European oak floors in Pearl White. Artie Armchair (left) and Lottie floor lamp, both MCM House. Expormim 'Frames' lounge chair, Ke-zu. Side table, Dimitri Vargas.





**LIVING** *This page and opposite* Walls painted Dulux Vivid White. Timber posts painted Porter's Palm Beach Black. Tacchini 'Pigredo Chair', Stylecraft. Double Barrel table, Mr & Mrs White. Glass bowl and Rina Menardi bowl in Black, both Ondene. *Moonside Series - White* artwork by Tikada, MCM House. Custom sofa by HJ Furniture, covered in James Dunlop 'Tanzania Nimbus'. Barwon coffee table, MCM House. Opus side table, Dimitri Vargas. Slow Wave basket, Baba Tree Basket Company. Silt rug custom designed by Lynne Bradley, made by Designer Rugs.

**F**ifteen years ago, while visiting her in-laws in Nelson Bay, NSW, avid real-estate window shopper Susan found herself at an open inspection for a property well beyond her price range. "Not that we were even looking for a house, but I was intrigued," she recalls. The agent suggested Susan and husband Ken view a more affordable home nearby. By the end of the afternoon, they were proud, and "slightly shell-shocked", owners of a fully furnished five-bedroom house that was ready to go as a holiday rental.

"We fell in love with the magical views, and it's just a two-minute walk to the

beach," says Susan, who liked the split-level layout. "The mix of communal living and quieter, more private spaces was perfect for a holiday home."

When it wasn't rented out, the keen entertainers and their two young boys enjoyed having friends and family stay. Over the years, the house was refreshed with paint and new carpets, but it wasn't until 2021 that a serious leak in the kitchen prompted a top to toe renovation. "I got a call from our lovely neighbour to say there was water streaming out of the front door and down the driveway," says Susan. "It would have been a massive job to fix so we decided to do a proper renovation and create a beautiful beach house." ▶



With busy careers in Sydney (Susan's now in real estate herself), the owners enlisted Lynne Bradley Interiors. "Lynne has project-managed many renovations for us and our family, so we knew she'd do a beautiful job," says Susan. And their brief? "A beach house we wouldn't be too precious about or stress over sandy feet, but was still sophisticated, with all the bells and whistles." Consequently, comfort, easy care and pared-back style were high on the list of considerations.

"They wanted a stylish, low-maintenance home, where they could turn up with friends and it would be ready to go," says Lynne. "It wasn't about having to prepare

the family home before guests arrived; it needed to be welcoming and comfortable."

Before any 'bells and whistles', there were bigger fish to fry, such as closing the road and craning in the gigantic windows. "The property is a support act to the view, so we wanted to maximise the view with grand picture windows, and at the same time fill the home with natural light and enhance the wonderful cathedral ceiling," says Lynne. To withstand the coastal elements she used trusted brands with good warranties for the new roof and glass balustrades, and repainted the exterior in black and white to echo the interiors. Inside, white walls and new timber

floors replaced a medley of darker colours, creating a pristine and serene backdrop that would transform the once Balinese-inspired interior into a "contemporary coastal" retreat.

As you enter the four-level home there's a garage to the left and guest suite to the right. "The ensuite was so tiny you could barely turn around, so I stole space from the wardrobe to facilitate a more comfortable shower," says Lynne. She kept the need for free-standing furniture to a minimum, building a window seat with storage. On the split-level above, five stairs lead from the main kitchen and living area to the media room with a stylish new ▶



**KITCHEN** This page *Seeing Pink* artwork by Ana Young, Curatorial+Co. Benchtops in Cloudburst Concrete, Caesarstone. Cote D'Azur marble splashback, CDK Stone. Atlas Matt Black t-bar and acrylic pull handles, Mapio Designs. Brodware 'Nanobar' taps, Reece. Galleria oak dining chair, MCM House. Martini table, Laura Kincaid. Ray Power 'Lola' table lamp, Ke-zu. Custom roman blinds, The Master Workroom. **MEDIA ROOM** Opposite Gazco eReflex electric fireplace, Abbey Fireplaces. Morada Bricks in Blanco and Ceniza, PGH Bricks & Pavers. HJ Furniture custom sofa in 'Tanzania Anthracite' fabric, James Dunlop. Celeste Cloud coffee table, GlobeWest.





**MAIN BATHROOM** *This page and opposite top right* La Riviera Blanc wall tiles, and Chateau Blanc & Chateau Noir floor tiles, Di Lorenzo Tiles. Custom vanity designed by Lynne Bradley, made by GJ Morgan Kitchens. Ribe handles, Kethy. Bjorn mirrors, Middle of Nowhere. Roca 'Inspira' basin and Posh 'Solus' freestanding bath, both Reece. **GUESTROOM** *Opposite, top left and bottom right* In the Tree Line 4 artwork by Leonie Barton, Curatorial+Co. Quilted bedcover, Cultiver. Melin Tregwynt 'Knot Garden' throw, Spence & Lyda. Wever & Ducre 'Finlin 2.0' wall light, Est Lighting. The Croix accent table, Laura Kincaid. Vintage vase, Robert Plumb. Jute rug, Temple & Webster. **GUEST ENSUITE** *Opposite bottom left* Studio Bagno 'Synthesis 50' basin and 'Milli Pure' tapware, both Reece. Bjorn mirror, Middle of Nowhere. Kelly Wearstler 'Rousseau' vanity sconce, Becker Minty. ▶

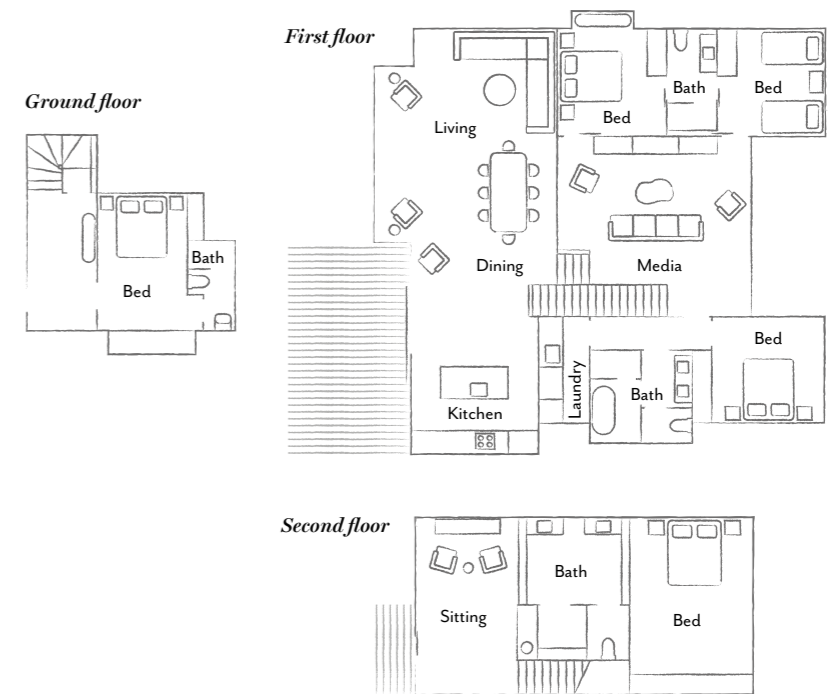


**PARENTS' RETREAT** A half roman blind allows privacy and a 'wake up to the view' experience in the serene main bedroom suite. Anticipation artwork by Belinda Street and *Emerald Boulder* sculpture by Amber Heard, both Curatorial+Co. Roman blind in Zepel Fabrics 'Astro Sterling' made by The Master Workroom. HJ Furniture custom bedhead in S. Harris 'Barcelo Stripe Blanca', The Textile Company. Galleria chair and Axol side table, both MCM House. Magic Storm rug, The Rug Collection. Mario Botta for Artemide 'Shogun' table lamp, Stylecraft. Engineered European oak flooring in Pearl White, Woodcut.



“The parents’ retreat is phenomenal. We can see the trees from the bed, hear the surf and look at the ocean from the shower.” SUSAN, HOMEOWNER

**THE LAYOUT**



brick fireplace. Beyond the fireplace are two bedrooms and a bathroom and to the right of the media room is another bedroom, family bathroom and laundry.

Replacing the existing flooring with engineered oak boards throughout allowed Lynne to trade the old U-shaped kitchen for a new design... and the island of Susan’s dreams. “Lynne reoriented the kitchen and the island faces out to the living area. It’s so much more sociable and allows whoever’s cooking, which is usually Ken, to talk to everyone,” she says. This also inspired the elegant design of the cabinetry. “Because the kitchen transitions into the living zone, it’s made to look more like a piece of furniture,” explains Lynne.

At the top of this holiday haven sits a luxury parents’ retreat. Glamorous touches create that coveted hotel experience at home: underfloor heating in the shower, custom twin vanities with taps elegantly set into the mirror and a ‘kitchenette’ beautified by marble and bespoke joinery.

Elsewhere, Lynne elevated the beach style interiors with refined flourishes, such as the opulent black and white marble splashback acting as an artwork. A rug she designed adds interest and warmth to

the living area, its pattern inspired by waves washing up silt on the nearby beach. Sculptural furniture and organic pieces “bring artistry to the space and complement the environment”, while subtle curves balance the geometric lines of the house, evoking a more relaxed style. The colour scheme was inspired by Susan’s love of white interiors. “Essentially, we have layers of white with accents of black and charcoal to give it contrast,” says Lynne. However, since durability and easy care were key, using durable outdoor fabric “with a soft handle” on the white sofa and other upholstered pieces was a clever touch.

It’s no surprise the couple are “thrilled” with the results. “Lynne takes ‘beach house’ to the next level of sophistication, so it doesn’t look like every other coastal home,” enthuses Susan. “And yet, even when we arrive with lots of people everything is so easy; you feel instantly relaxed.” Sounds like the perfect holiday.

► *Lynne Bradley Interiors, Lindfield, NSW; lynnebradleyinteriors.com.au.*

*Sutter Projects, Upper Hunter Shire, NSW; 0422 479 354. GJ Morgan Kitchens, Port Stephens, NSW; gjmorgankitchens.com.au.*

“Soft furnishings add texture and softness to the monochrome scheme.” LYNNE BRADLEY



**PARENTS' RETREAT SITTING AREA** *Top left and opposite* Dark timber joinery and panelling lends a moody, sophisticated contrast. Joinery throughout designed by Lynne Bradley and made by GJ Morgan Kitchens. Cote D'Azur marble benchtops (kitchen area and vanities), CDK Stone. Atlas Matt Black pull handles, Mapio Designs. Trim armchair in Rattan, The Woodroom. Jean de Jute lamp, MCM House. Large black and white vase, Nicholas Blandin. Patterned plate, Fineworks Paddington. Joinery and wall painted Dulux Domino. **ENSUITE** *Bottom left and right* Custom mirror designed by Lynne Bradley. Roca 'Inspira' soft vessel basin, 'Milli Pure' taps and spout, all Reece. Domi wall sconce in Mid Bronze, Articolo Lighting. Mizu Drift overhead shower in Chrome, Posh Domaine hand-held shower and heated towel rods, all Reece. Vintage cane stool, Secondi. Society Limonta towel, Ondene. ▶

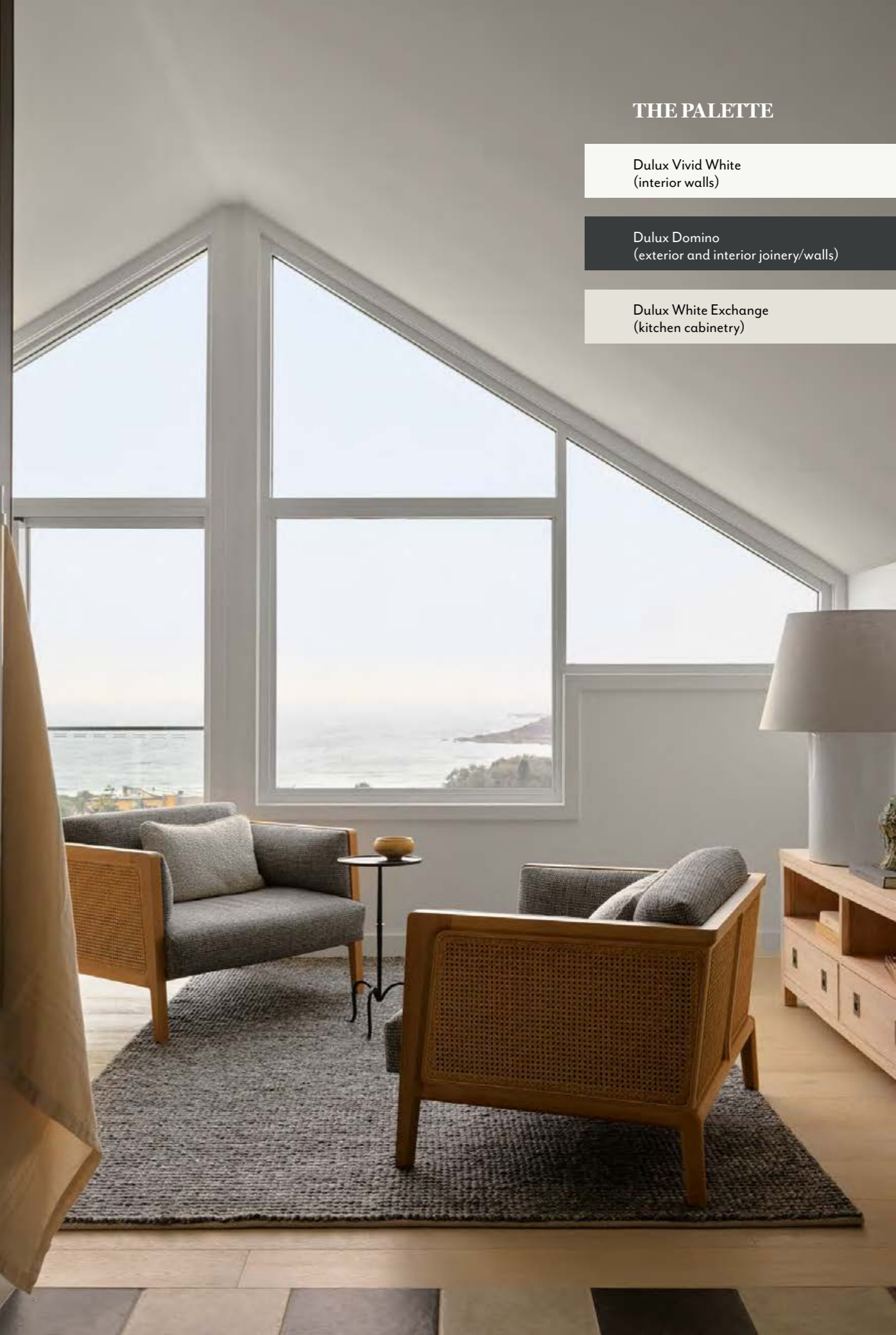
THE PALETTE

Dulux Vivid White (interior walls)

Dulux Domino (exterior and interior joinery/walls)

Dulux White Exchange (kitchen cabinetry)

Paint colours are reproduced as accurately as printing processes allow.



**THIS IS THE LIFE**

"We love having people join us when we're away, so we often come up with friends and family – it's how we like to entertain and it's always lots of fun," says homeowner Susan. "My husband loves cooking and creating new dishes and sharing that with our friends too. When we're here we walk everywhere and it's so relaxing to just enjoy the views from our deck."



**REAR EXTERIOR** "We couldn't be happier with how the project was managed and with our amazing builder Jarrod Sutter and his tradesmen," says Susan. Next on their to-do list is making the terraced back yard more user-friendly and creating a patio area where they eat, relax and enjoy the afternoon sunshine. Roof and windows in Colorbond Surfmist. Walls painted Dulux Domino. ▶



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**THE SOURCE**

*Elegant yet understated interior elements ensure style and comfort without distracting from a fabulous setting.*



Produced by Saffron Sylvester.

1 Oeuf lamp base, \$1850, Sophie Davies. 2 Oco side table by Jorge Arturo Ibarra for Luteca, \$5913.20, 1stDibs. 3 Soft Dream sofa by Antonio Citterio for Flexform, POA, Fanuli. 4 Hamptons indoor/outdoor rug in Charcoal (200x290cm), \$1399, Domayne. 5 Nobodinoz 'Majestic' bolster in Terracotta, \$96, Smallable. 6 Milani Assembly taps and spout set, \$274.80, ABL Interiors. 7 Wingnut & Co 'Iron Inlay & Wara #2' vase, \$220, Mr Kitly. 8 Issy by Zuster 'Ballerina' mirror, \$1305, Reece. 9 Hallie dining chair, \$379, Freedom. 10 Victoria+Albert 'Corvara' freestanding bath, \$4215, Harvey Norman. For Where to Buy, see page 192. H&G