

Home Renovations

Home Addition Case Study - Greenwich

From Cottage To Mansion



After a demoralizing two-year search for a suitable fully renovated home, ex-Queenslander Jeff B..... was starting to despair when he came across something totally different, a rundown, 99 year old three bedroom Greenwich cottage.

Looking back, Jeff admits it was probably the wrap-around verandah much favoured in Qld that first attracted him.



Choosing to put aside the fact that literally nothing had been spent on the home for 40 years, he counted the plusses:

- 1200m² block,
- good neighbourhood and
- a hilltop location that commanded views across the Sydney basin from the Blue Mountains to the Anzac Bridge.

That was in 2009 and by 2010 they had been recommended a builder whose architect drew up plans to extend the back of the house.

When the plans finally went through council and the builder's quote came back well above his original ballpark figure, Jeff decided to write off the architect's fees and consider his options.

"By then it was the beginning of 2011 and we were seriously contemplating selling but decided to look both at companies that demolish and rebuild and those that specialise in adding levels.

"Because Cape Cod had completed a few jobs in our neighbourhood, they were one of many firms that we contacted," Jeff said.

The Head of Credit Markets for a major investment management company, Jeff knows value and quickly realised once he had spoken with Cape Cod's designer that they represented good value in terms of the speed with which concept drawings could be developed to plans for a fixed price quote.

Rather than just extend out the back on two levels adding a kitchen, lounge, laundry and bathroom downstairs and just a parents retreat upstairs, Cape Cod came up with a new top floor addition comprising four bedrooms, two bathrooms, a small verandah and a TV room while on the back there's a massive 6m by 14m deck, a Qld style addition that allows outdoor entertaining regardless of the weather.

The B..... home is very much about entertaining, corporate entertaining, but it also provides private spaces for the three children of 18, 14 and 10 with three TV rooms and breakout spaces so they can entertain their friends without being on top of their parents.

By any measure the re-development was large, going from three bedrooms and one bathroom to six, requiring an enormous amount of very clever planning given the size of the original house.

Jeff said that after those first three years with five people, a dog and cats sharing a cold, draughty, three bedroom, one bathroom house, every bit of the rebuild has found favour, all the way out to the 13m pool.

Home Caters To Entertaining & Family Needs



"As you would imagine, with my job we entertain a lot of people who know quality and we are constantly being complimented on the home.

"The job was not without some problems, but that's only to be expected and the bottom line is that I would definitely use Cape Cod again," Jeff said.