



CHEAT SHEET

Who lives here Brooke Grayson, a full-time mum; her husband Mark, who works in the surf/skate industry; and their children, Bailey, 10, Sophie, 7, and Ziggy, 5.

Style of home A classic beach house on Victoria's Mornington Peninsula, which was given a modern makeover both internally and externally to create a relaxed four-bedroom retreat.

🕒 Brooke and Mark purchased the house in 2011 and lived in it for several years before undertaking a full renovation in 2017. The work was done in just six months, ensuring the family was back in their home for Christmas.

💰 The budget on this project was roughly \$800,000.

STYLING ASSISTANTS: AISHA CHAUDHRY, JUSTINE LANGRAN

BOARD ROOMS

IT WAS A GREAT BEACH BLOCK BUT THE SHACK NEEDED WORK. NOW THE VICTORIAN OWNERS HAVE A GORGEOUS HOME WHERE SKATING AND SURFING PLAY A HUGE PART IN THEIR LIVES



LIVING AREA Coastal homes must cater for all seasons, so the decision by homeowners Brooke and Mark to include a JC Bordelet Tatiana 997 suspended fireplace from Woodpecker was a winner. "On cold evenings, you'll often find bodies strewn across our rug, vying for the best position!" says Brooke. The curved Dreamer couch is from Pop & Scott. Beyond the partition is the study. **EXTERIOR (opposite)** The adventure-loving family even included a half-pipe ramp in their backyard, buying the parents hours of time while the kids hang out there. Mark busts a Dad-trick for (from left) Ziggy, Bailey and Sophie.



BRIGHT IDEA

Brooke fell in love with the original home's circular kitchen window as soon as she saw it. She has kept it the focal point - despite ongoing offers from tradesmen to take it off her hands!

After searching far and wide for 'the one', Brooke and Mark Grayson knew they had found it when they first saw this beach house on Victoria's Mornington Peninsula in 2011. Set on a 5000-square-metre chunk of land and just a short walk to the beach, the couple immediately realised this was where they should raise their children, despite its weathered exterior and tight interiors.

What it lacked in modcons, the shack made up for in charm. "We also loved the land, the privacy, the potential it offered and the relaxed vibe it had," says Brooke. But as is the case with so many love stories, it wasn't all smooth sailing. Brooke and Mark endured a nervous wait to sell their existing house before they were able to buy this property; it took a few months for the stars to align and then they were able to proceed.

As their family grew to include Sophie, now 7, and Ziggy, 5 (in addition to Bailey, 10), so did the need for larger, open spaces. Another factor was the deterioration that often comes with older homes. "We had so much fun in that house but were running out of space," says Brooke. "The lack of insulation made it cold in the winter and hot in summer. And when the roof began leaking, the cladding started falling off and a guest fell through the deck, so we knew it was time to renovate!"

Brooke and Mark's key renovating objective was to create a functional family home while maintaining as much of the house's original character as possible. "We were both passionate about trying to keep the incredible character of the old place and the feeling it always had, to remind us of all the beautiful, fun and crazy memories we had made there," says Brooke.

KITCHEN "I love to cook and chat, so the bar stools get a workout," says Brooke (pictured left, with her family). Taking the place of a traditional splashback, the picture window allows the view beyond to become part of the kitchen decor. Masia Blanco tiles from National Tiles were laid in a herringbone style, with grey grout emphasising the pattern. The island is Tesrol Likewood in Genuine Oak with a Caesarstone Fresh Concrete border; Caesarstone London Grey is used on the benchtops. **DINING AREA (opposite)** Pop & Scott supplied the pendant light and the Feathertop dining table. The chairs are from Coastal Living.





Three sets of plans were drawn up by building designer Lauren Hand of Designed By Hand before Brooke and Mark settled on a final design. “The first was a little too conservative, the second was probably a bit over the top and the third was the ‘Goldilocks’ plan... just right,” says Brooke. “We let the natural coastal surroundings of the existing house inspire our design choices and that was a decision we’re very glad we made.”

Then they put any vague ambitions of self-building to one side – “as first-time renovators, the whole experience was new” – and handed over the scope of works to people they could trust, namely RACM Constructions, which is Brooke’s family’s business. “We could not be prouder of the work that my experienced dad Richard and brother Josh brought to our build,” she says. “They managed to execute the entire plan in what felt like record time, with the utmost attention to detail. It could have been a very stressful process, but they made it feel worry-free and seamless.”

Large open spaces now provide room for the family to move, while natural materials and textures complement the tree-filled aspect, captured by an abundance of windows. The light-flooded home features neutral tones for permanent features such as floors, walls and cabinetry, while Brooke’s love of colour is reflected through furniture and furnishings, including original statement pieces by local artist Justine McNamara.

Practical additions were also carefully considered, to cater for the family’s love of entertaining. “It sounds crazy but having two dishwashers is a blessing at the end of an evening with our friends and family,” says Brooke with a laugh.

The outdoor areas were also revamped, to continue the nod to quintessential Australian living. A swimming pool and spa surrounded by Moonah trees is where the family and their friends now congregate in the warmer months. The adjoining pool and pool house, created by Remato Constructions, is the standout feature of the renovation. There was even enough room on the property for their own half-pipe skating rink and BMX track.

“We love living here all year round, but summer is especially amazing,” says Brooke. “In summer, the kids seem to be in the pool from sunrise to sunset. They are waterlogged little prunes by the end of the day and more than ready for bed!”

After a successful first-time renovation, would they do it again? “We would *totally* do this again,” says Brooke, “but because we love this place so much, we’re not sure we could leave it!” **LD**
 RACM Constructions; racmconstructions.com.au. Remato Constructions; office@remato.com.au. Designed By Hand; dbhand@bigpond.com



MAIN BEDROOM “I love to add a bit of colour with accessories and bed linen,” says Brooke of her Kip & Co selection. “It’s an affordable way to mix it up.” The Dreamer couch, Pop & Scott. **BAILEY’S ROOM** Sleepovers with friends are fuss-free with a bunk bed. “We’ve kept it simple in the kids’ rooms because they spend most of their time outside,” says Brooke. **POWDER ROOM (opposite)** Floor-to-ceiling 600x600mm Concrete Fusion Steel tiles from National Tiles line the room, while Scala taps in Bronze add sophistication. A vintage loom from Greenhouse Interiors doubles as a floor mat. Joinery by Aloha Joinery.

NATURAL FORMATION CARPET IN WAVE ROCK (TOP), CARPET COURT, BATH AND BASINS (OPPOSITE), BATHROOM WAREHOUSE. TESROL LIKEWOOD VANITY IN GENUINE OAK, MIRROR, COASTAL LIVING



“We flicked through design magazines and browsed the web for ideas – and kept an open mind”

BROOKE GRAYSON, HOMEOWNER



GREAT FINDS



CLOCKWISE FROM TOP Baby Bell handwoven dreamweaver light in Blush and Chartreuse (base), \$890, Pop & Scott. Beni Moroccan rug (2m x 3m), \$1299, Olli Ella. Leather strapping bar stool, \$490, Fenton & Fenton. Quilted bedspread in Clay, \$399, Kip&Co. Pascal velvet sham in Slate, \$159, Sage x Clare. Set cushion in Citrus, \$59, Domayne. The Dreamer velvet couch in Pink, \$5720, Pop & Scott.



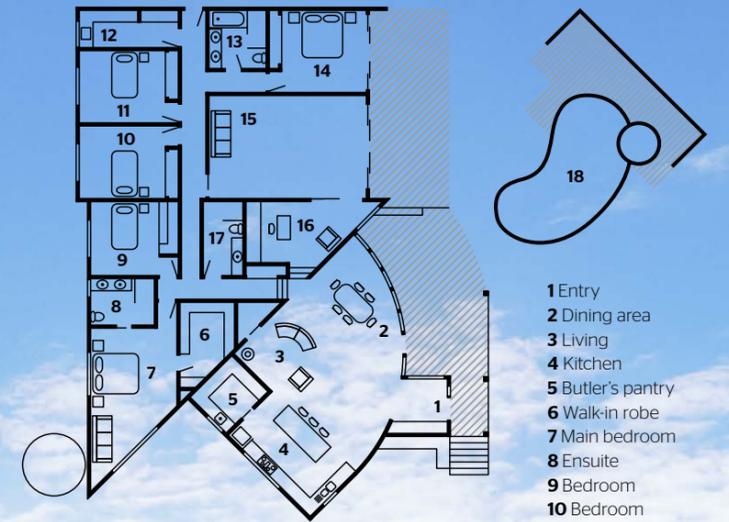
STUDY This workspace is just beyond the living room, and sometimes used by the kids to play games. Fatin rug from Lrnce. Smith sling chair, Barnaby Lane. **POOL (opposite)** Ziggy in the kidney-shaped pool, neatly moulded into its surroundings. The pool house has a fully equipped kitchen for breezy entertaining. Ironbark feature posts and decking plus Corten steel cladding stand up well in all weather conditions.

ADDITIONAL PRODUCT SOURCING: NATALIE JOHNSON

LESSONS LEARNT

“LIVE IN YOUR HOUSE FOR SOME TIME BEFORE YOU RENOVATE”
BROOKE GRAYSON, HOMEOWNER

“Taking our time allowed us to really connect with the property and understand what would work – from where the sun sets to the way the wind blows in each season. We also engaged experts to critique our initial designs and plans. This was invaluable. We relied on their eyes and advice, and that helped us to manage our expectations of the renovation.”



- 1 Entry
- 2 Dining area
- 3 Living
- 4 Kitchen
- 5 Butler's pantry
- 6 Walk-in robe
- 7 Main bedroom
- 8 Ensuite
- 9 Bedroom
- 10 Bedroom
- 11 Bedroom
- 12 Laundry
- 13 Bathroom
- 14 Guest room
- 15 Rumpus
- 16 Study
- 17 Powder room
- 18 Pool and deck

