



## CONTEMPORARY QUEENSLANDER

Combining old world charm with sleek styling, an older-style Queenslander in Coorparoo was beautifully renovated into this modern family home.

The owners, Alison and Brett, envisaged renovating their property to create an ambient space with modern facilities, large open living areas and plenty of storage to cater for the needs of their growing family. And, with the help of L.A.K. Constructions that dream became a reality.

Set on 805 square metres, the home features four bedrooms, two bathrooms and a powder room. There is also a walk-in wardrobe and ensuite in the master bedroom, and a large laundry and double garage.

Original design elements were retained for the exterior of the home, paired with modern facilities and finishes on the inside to make it more comfortable. External walls were constructed from timber weatherboard and the home features zinc custom orb roofing. Timber has been used throughout to create a warm ambience; reflected in timber and

reconstituted stone benchtops, laminate finish cabinets, spotted gum timber staircase and flooring, and a timber perimeter fence.

The downstairs kitchen, lounge, dining and outdoor areas were combined to suit the family's lifestyle and create an open plan living expanse that flows onto entertaining areas – enabling them to cook, dine, relax and entertain in one communal space.

Modern glass balustrading from Edge Concepts was incorporated in the stairwell. All internal tiles in the bathrooms, ensuite, powder room and laundry are from Edge Tile + Stone, and the contemporary flooring is from Wilson Timbers. Archiscape performed the immaculate landscaping at the front and rear of the house.





Owner, Alison says, "We're so happy to be living in a home where everything has a place – somewhere where we can relax and enjoy the lovely design and the beautiful spaces that have been created."

The project took nine months to complete, and Emma Whalley from L.A.K. Constructions says, "It was wonderful to share our clients' excitement

throughout the building process, and it's been very fulfilling to see them enjoy their new home now that it's completed."

This project is typical of L.A.K. Constructions' projects as their clients are predominantly families who have purchased older homes near Brisbane's CBD with plans to renovate them into modern, spacious family homes for easy living.

**L.A.K. CONSTRUCTIONS**  
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## PROJECT PARTNERS



### ARCHISCAPE

Archiscape was founded by Sam O'Connor in 2001 to bridge the gap between landscape architects and landscapers. Being a qualified landscape architect and structural landscaping builder, Sam acknowledges all the requirements needed to design and build your perfect outdoor retreat – including full landscape design, from concept plans through to detail working drawings. With the ability to produce 3D imagery and external construction, from a simple 'freshen up' to detailed courtyard construction to large scale acreage projects. For more information contact Sam on **T** 0408 815 254 **E** [archiscapes@bigpond.com](mailto:archiscapes@bigpond.com).



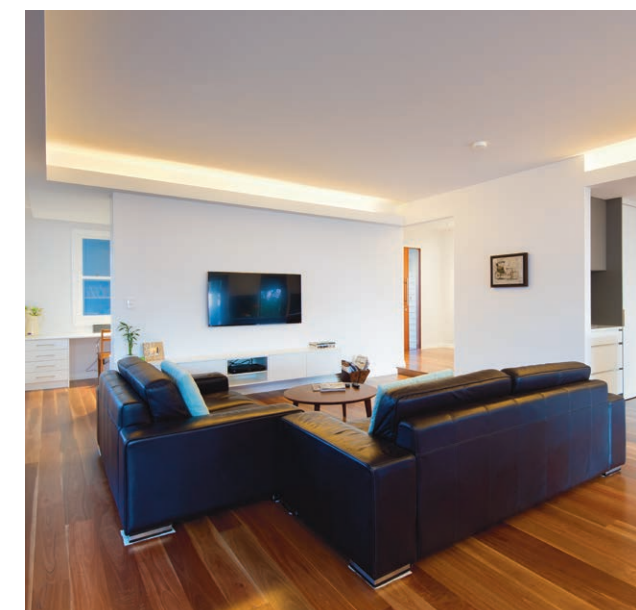
### EDGE CONCEPTS

Edge Concepts is a family owned company with over 20 years' industry experience. Drawing on this experience we have developed a range of glass balustrades and fencing which are able to be customised to suit individual projects and client requests. We also manufacture and install one-off architectural designs working with glass, stainless steel and aluminium. **T** (07) 3897 8700 **W** [edgeconcepts.net.au](http://edgeconcepts.net.au)



### EDGE TILE + STONE

Based in Brisbane, Edge Tile and Stone offers the industry's leading tile and natural stone products for your home. The showroom in Capalaba, features a wide range of inspiring tile and stone displays and friendly staff are on-hand ready to assist you with all your design and planning needs. To view the latest tiles and be inspired by the latest design trends, visit the showroom or website. **T** 07 3245 1266 **E** [sales@edgetiles.com.au](mailto:sales@edgetiles.com.au) **W** [edgetiles.com.au](http://edgetiles.com.au)



### WILSON TIMBERS

For over 60 years Wilson Timbers has been supplying quality timber and hardware to professional builders, owner builders and the DIY renovator. Renowned for its large range of Australian hardwoods suitable for structural, decking and flooring, varieties include Ironbark, Spotted Gum, Blackbutt and many others. Timbers, such as Kwila, are only imported if they have a certified chain of custody. Wilson Timbers product offering includes softwoods for both internal and external use, an extensive fibre cement range to suit every application, lattice and screening, engineered wood products, a wide selection of mouldings, heritage products, chamfer and weatherboards, and much more. **T** (07) 3277 1988 **W** [wilsontimbers.com](http://wilsontimbers.com)