

A man in a light blue button-down shirt and a woman in a patterned sleeveless top are smiling and looking at each other. The man is holding a set of keys. They are standing in front of a modern house with grey siding and white trim. A tree is visible on the left side of the frame.

7 SIMPLE STEPS TO CREATE YOUR PERFECT HOME

The lifestyle upgrade you've dreamed of with an exquisite custom home renovation.

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The architectural and lifestyle features of Southport and surrounds are an alluring magnet few could turn their back on. Access to some of the country's best schools, most beautiful beaches and spectacular weather, this authentic part of the Gold Coast has it all.

The character of the region is rich with its 150-year heritage and when it comes to your home, preserving this uniqueness is paramount. With specialist knowledge you can have the best of both worlds - a modern, cutting edge home perfectly matched to its surrounds in your favourite location. No need to put a square peg in a round hole with a knockdown rebuild, a detailed and exquisite renovation retains your home as iconic Southport, your own personal piece of history now and into the future. Keep reading to learn more.



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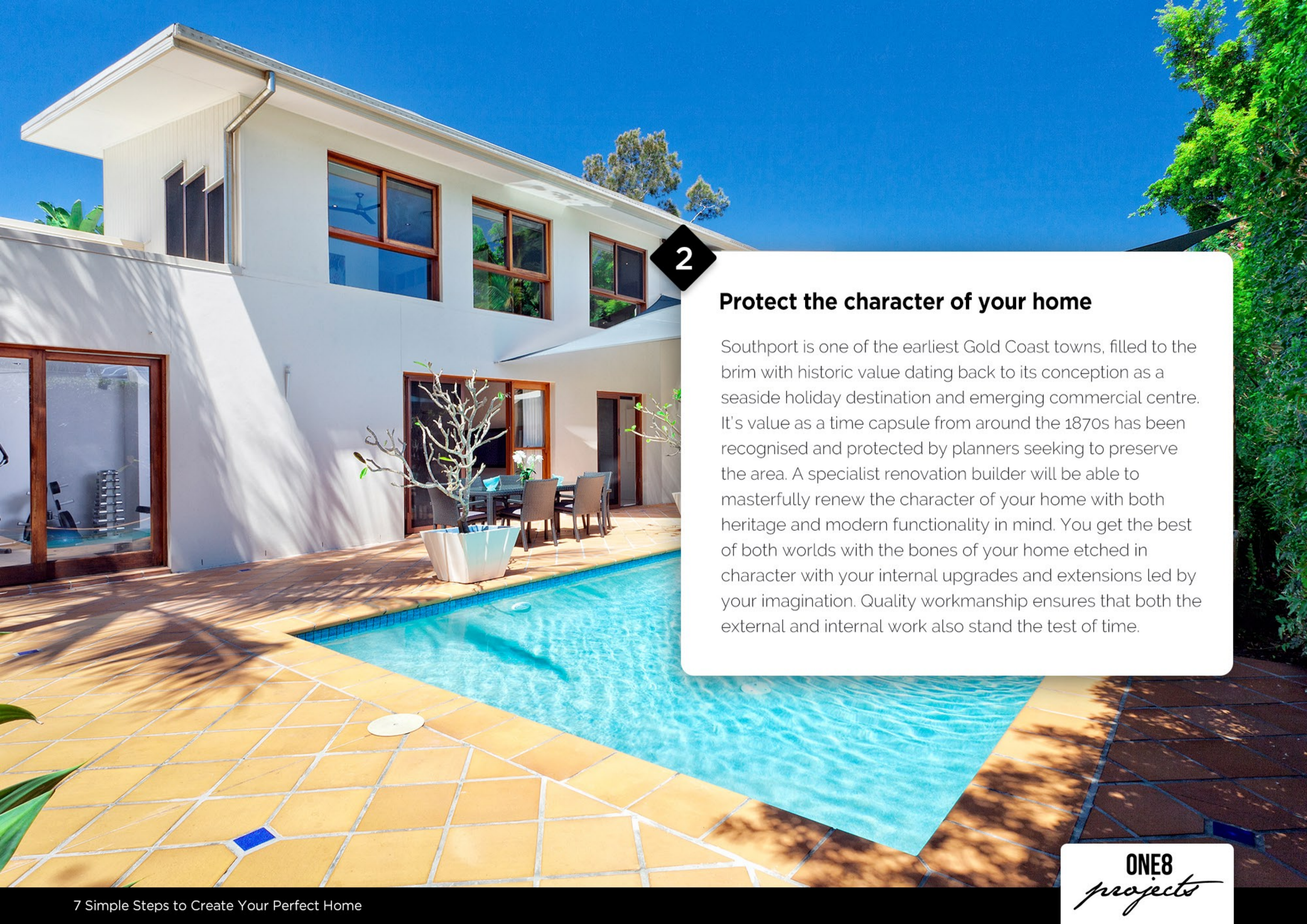


1

Engage your builder first

As your on the ground, seen it all before, hands on expert, your builder is a critical first and last piece to your renovation puzzle. When brought in to your project right from the beginning, you protect yourself from wasted money, lost time, end result uncertainty, disappointment and stress.

When your builder and architect work together to design something special for you, the nuts and bolts of how much the masterpiece will cost and how long it will take to build with be known and kept to budget. They will guide you from the beginning, advising where concepts and designs don't match your funds or schedule and provide alternatives to realise a home you will be thrilled with.



2

Protect the character of your home

Southport is one of the earliest Gold Coast towns, filled to the brim with historic value dating back to its conception as a seaside holiday destination and emerging commercial centre. It's value as a time capsule from around the 1870s has been recognised and protected by planners seeking to preserve the area. A specialist renovation builder will be able to masterfully renew the character of your home with both heritage and modern functionality in mind. You get the best of both worlds with the bones of your home etched in character with your internal upgrades and extensions led by your imagination. Quality workmanship ensures that both the external and internal work also stand the test of time.

3

Extending up or out?

Don't think of the view first. Knowing the status of your foundations is the critical first step to determine which direction your renovation can head. As the sure footing of everything that goes on top, building up to create a second storey may only be possible with major foundational works. Only certain houses can be lifted, however we will advise if lifting is an option so as to build underneath. You will still get your elevated view and achieve all new footings to support a two-storey home, while retaining space for outdoor areas and gardens. However, if this puts too much pressure on your budget, then plans to extend will need to be focussed outward.



4

Think your family configuration and lifestyle through

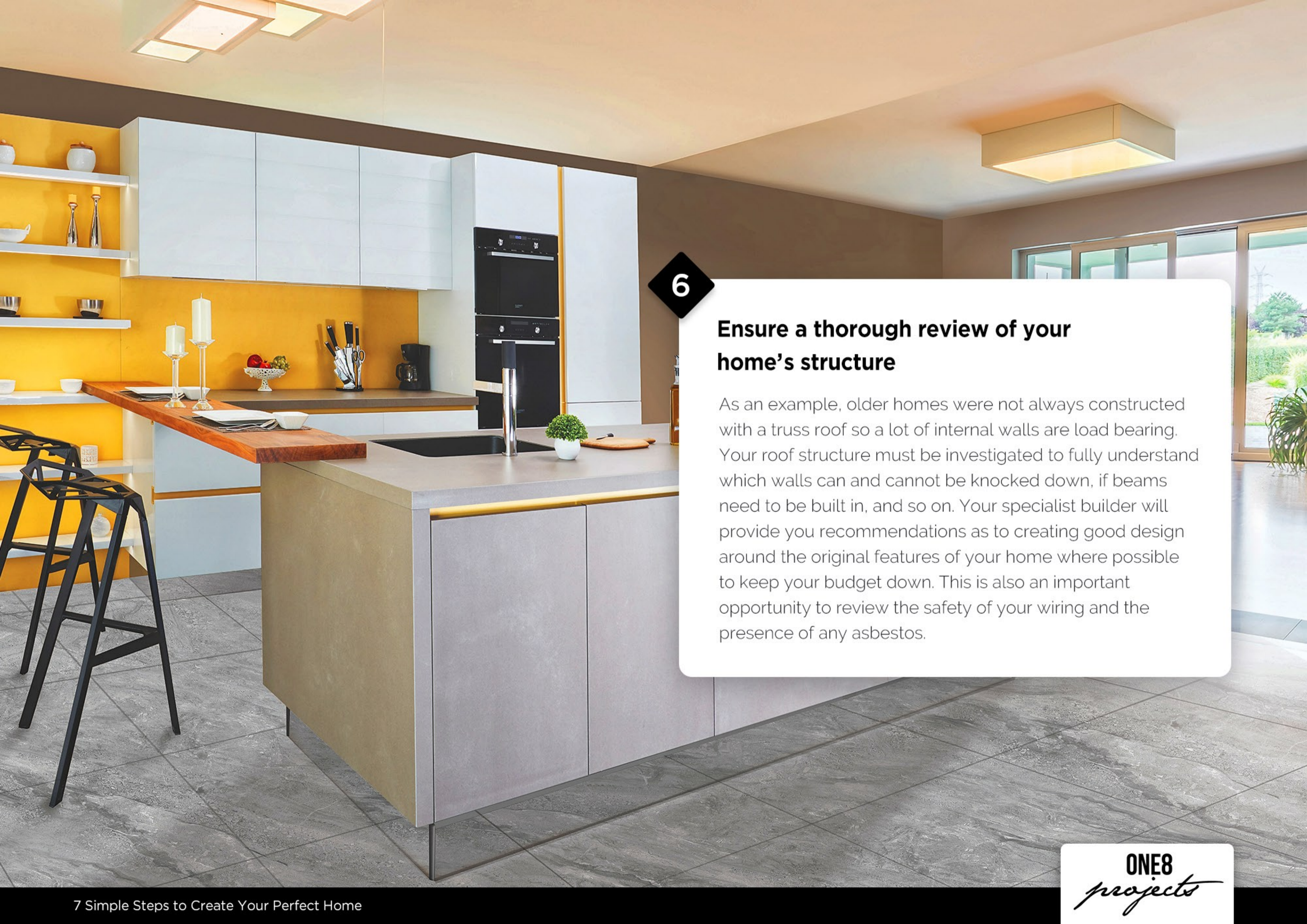
Now is the chance to really work through your 'must have' and 'would like to have' lists. If your family is expanding or teenagers are growing and you need extra bedrooms or living spaces then think too about what you might use these spaces for in years to come. Are you going to want to move on and downsize? Then consider important value add features to position your home well in a buyers' market. Do you plan to stay in the home for as long as possible? In this case, consider how can you design it for adaptability down the line.

A modern interior featuring a wooden staircase with a glass railing and a living area with a grey sofa and a potted plant.

5

Know your property

Again, seek assistance from your builder who you have brought on board early to learn everything you need to know about your block and home to uncover where any impediments to your design ideas may be lurking. Where is the drainage and sewerage located? Is there an easement that will inhibit your ability to extend out, leaving you committed to extending up instead? Each of these factors will define your plans and how you will funnel your budget to each piece.



6

Ensure a thorough review of your home's structure

As an example, older homes were not always constructed with a truss roof so a lot of internal walls are load bearing. Your roof structure must be investigated to fully understand which walls can and cannot be knocked down, if beams need to be built in, and so on. Your specialist builder will provide you recommendations as to creating good design around the original features of your home where possible to keep your budget down. This is also an important opportunity to review the safety of your wiring and the presence of any asbestos.



7




Save money and modernise with good design

The internal features of your home can come right up to the 21st Century with passive solar design, exceptional use of natural light and modern materials, fixtures and fittings delivering you a stunning, beautiful character home with every mod con you could want, in the heart of one of the most beautiful towns in Australia.



One8 Projects specialise in custom home remodelling in and around iconic Southport on Queensland's Gold Coast. Every One8 project is built like it is our own home, executed with our trademark perfectionist approach and committed work ethic. Combined, these have built our reputation for effortless project management, from concept to completion, delivering on time and on budget while exceeding our client expectations. If you are looking into a custom home renovation for your home, don't hesitate to get in touch with Cameron Lang today.



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