

HOME

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design ✓
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PLUS

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The inside
running on
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NARELDA JACOBS

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during
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NEW BUILD



RESORT
living

In the lap of luxury

When a builder sought to construct a new home for his family, he took the opportunity to make it twice as nice, writes Catherine Nikas-Boulos

The Azizi family had been looking to move to the lower north shore, but they got more than they bargained for when the opportunity to purchase a rundown property in Castle Cove came up.

Ray Azizi, who runs construction business In and Out Building, says the dilapidated home sitting squarely in the middle of the 860 sqm block was ill-conceived but the land itself presented a new opportunity.

"It just didn't make sense to extend. The house itself was old and would have been a lot of work, but besides that, it was sitting in the middle of the block," Ray says. "It didn't make sense to start extending."

Josephine Azizi says the family, which had formerly lived in West Ryde, specifically sought a place in the area to be closer to their elder daughters' school in North Sydney.

They had been outpriced in Lane Cove, but with a bus stop across the road from the Castle Cove property, she felt they had found their home.

Although Ray and Josephine weren't initially looking to build a home from scratch, the possibility now presented to build not one, but two homes.

Working with architect David Baillie, the mirror image duplex design includes four bedrooms, a study and three bathrooms, plus a heated lap pool.

Although the open-plan design was passed quickly through council, the project was almost two years in the works as licensed builder Ray squeezed

THE PROJECT

Owner/builder

Ray and Josephine Azizi and their three daughters, In and Out Building Group, inandoutgroup.com.au

Architect

David Baillie, bailliearchitect.com.au

The brief

To build a duplex on a large parcel of land in Castle Cove that is close to public transport and family amenities

The site

At over 860 sqm, the 21m wide block suited a duplex design

Design solution

Two identical four-bedroom, three-bathroom properties with lap pools.

How long did it take

20 months



The thick stone wall alongside each of the lap pools separates the twin duplex properties



HOME TOP TIP
 STYLE
 The Azizis wanted to create a holiday feel with their duplex design



The master suite (left) on the top floor has a private balcony overlooking the pool and the backyard.

THE SOURCE

- Kitchen bench top** Essastone from Laminex, laminex.com.au
- Pyrolytic oven** Bosch, bosch-home.com.au
- Marble tiles in bathrooms and laundry** Terra Nova Ceramics Willoughby, terranova.com.au
- Appliances in laundry** ASKO, asko.com.au
- Solar panels** Solar Choice, solarchoice.net.au
- Beadcrete finish in pool** Designerite, designerite.com.au

“WE WEREN’T INITIALLY LOOKING TO BUILD A HOME. THE OPPORTUNITY PRESENTED TO BUILD NOT ONE, BUT TWO

in his own build around his company’s heavy workload.
 “You know what they say, ‘a builder’s home is never finished’,” Ray says.
 “This was always a second job for me as I finished off other properties, but it was worth the extra time to get everything just right.”
 The build was also delayed when the excavation team hit rock, adding thousands to the bottom line as heavy equipment was called in.
 Willoughby Council requires that after the occupational certificate is granted, the owner must hold onto the property for at least five years, so the neighbouring property is rented for now.
 “Ideally, we would love to keep it for the children,” Ray says.
 “It’s a great investment for the family but we’ll just have to wait and see what life throws our way.”
 The duplex is divided by a large stone wall along the pool, so the properties feel private, with an easy care backyard.
 Josephine says even when the family

was in COVID-19 lockdown, they felt like they were in a resort.
 “We love spending time at home now,” she says. “The kids are in the pool and we can sit in the living room and watch them. It feels so luxurious to live here.”
Pictures: Jim Gleeson



Marble tiles have been used in the bathroom

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