

# HIDE & SEEK

Part retirement home, part holiday house, this sanctuary designed by Andrew Child Architecture is the whole package

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**WE LOVE**  
THE TIMBER CEILING AND  
EXPOSED BEAMS IN THE STUDY

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**HOUSE** Hidden House  
**LOCATION** Inverloch, Victoria  
**DATE COMMENCED** 2016  
**DATE COMPLETED** 2018  
**INITIAL BUDGET** \$785,000  
**FINAL COST** \$765,000

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**I**n 2016, an odd and almost triangular-shaped block at the end of a quiet cul-de-sac on the Gippsland coast stood vacant. The new owners were able to look past the narrow street access that was thick with trees and purchased the land in the hope of building a home for their retirement. The plot's saving grace was the higher and wider rear clearing with northern orientation and plenty of unlocked potential.

The new house was also set to function as a holiday home for sojourning family and friends, but a strict budget led to an avoidance of unnecessary extravagance inside the custom-designed structure.

In an attempt to enmesh themselves in their new neighbourhood and engage with the community, the owners hired predominantly local consultants and contractors. The building footprint needed to sidestep a number of existing trees and adhere to the council requirement that dictated the house be set back a significant distance from the street. Using these constraints to their advantage, the resulting structure enjoys immense privacy.

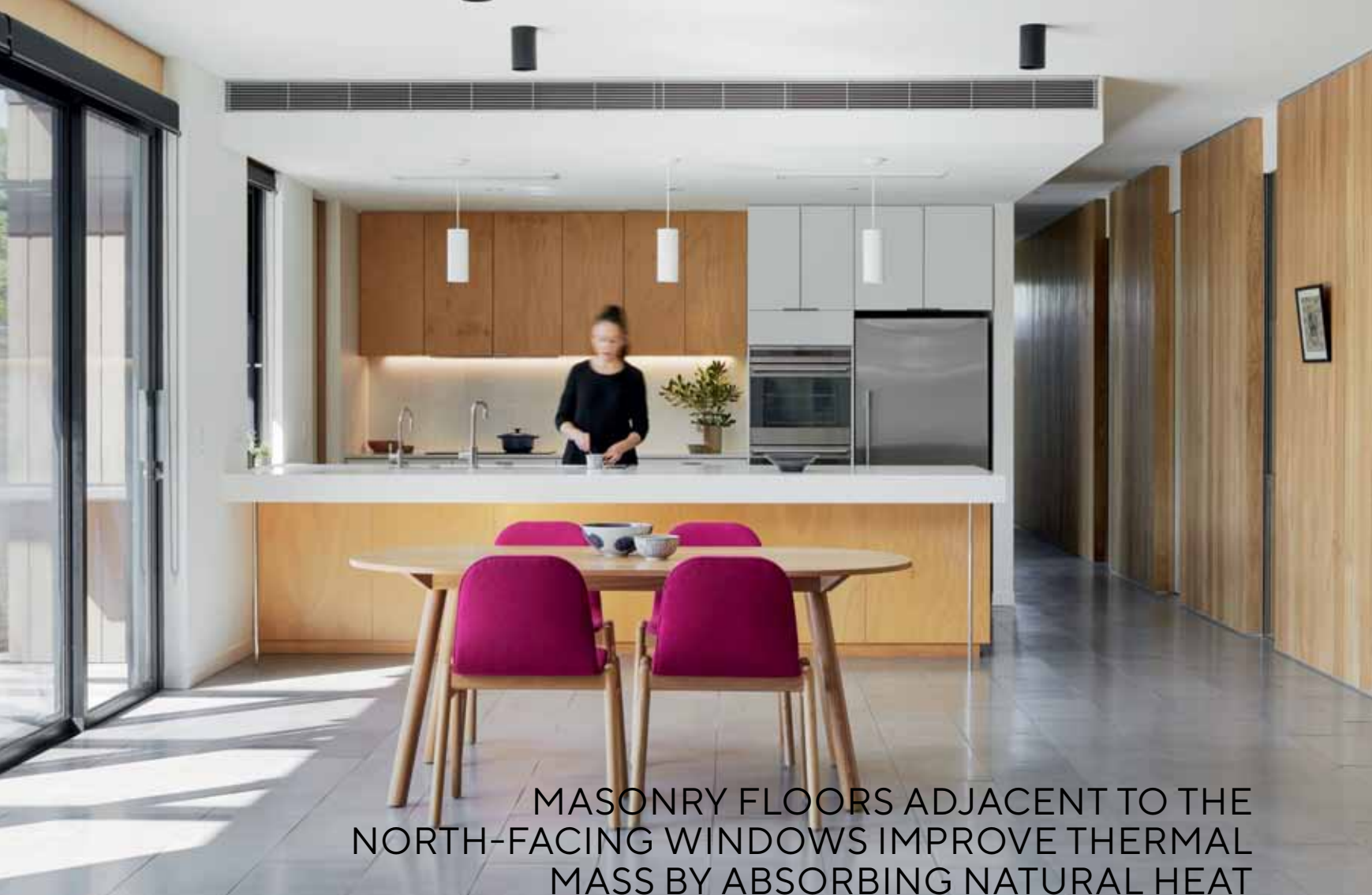


“Several large local trees and much of the local tea trees were retained in the front yard to help conceal the house from the street,” architect Andrew Child explains. Vertical silvertop ash timber cladding will weather beautifully and blur the home into the surrounding vegetation.

The project comprises three main parts: the main house, the guesthouse and the services area that includes the laundry and garage.

The main house has everything the couple needs, including one bedroom with walk-in robe, one bathroom, study, living room and kitchen/dining area.

Black aluminium windows add contrast and frame the natural exterior landscaping



MASONRY FLOORS ADJACENT TO THE NORTH-FACING WINDOWS IMPROVE THERMAL MASS BY ABSORBING NATURAL HEAT



Timber walls punctuate the lovely light interior

The main bedroom feels like a luxurious retreat that rejects the conventionality of a bedroom door; instead, one enters along a hallway that deviates from the rest of the house, offering privacy.

The three-bedroom, one-bathroom guest wing acts as something of a buffer between the main body of the house and the street, with solar electric panels generating energy for the entire home.

“The main body of the house operates as a generous single-level home with the capacity to open up a ‘secret’ door to the guest wing when additional bedrooms and bathrooms are required,” Andrew says. “The main house is prioritised with higher ceilings and north-facing windows in each space.”

A passion for gardening is cultivated in the couple’s thriving outdoor space, complete with pergola and water tank. Three distinct north-facing glazed areas — one addressing the main living spaces, one servicing the study and a third overseeing the main bedroom — were erected with corresponding gardens off each.

The trio of well-defined rear gardens is joined by a native scene in the front yard, where indigenous plantings dominate.

With a crispy white interior, the home feels light and spacious — a stark contrast to the dark farmhouse the owners had resided in previously. Natural elements such as concrete pavers, timber lining and plywood cupboards punctuate the white interior scheme, while black aluminium windows deliver contrast and frame the external foliage.

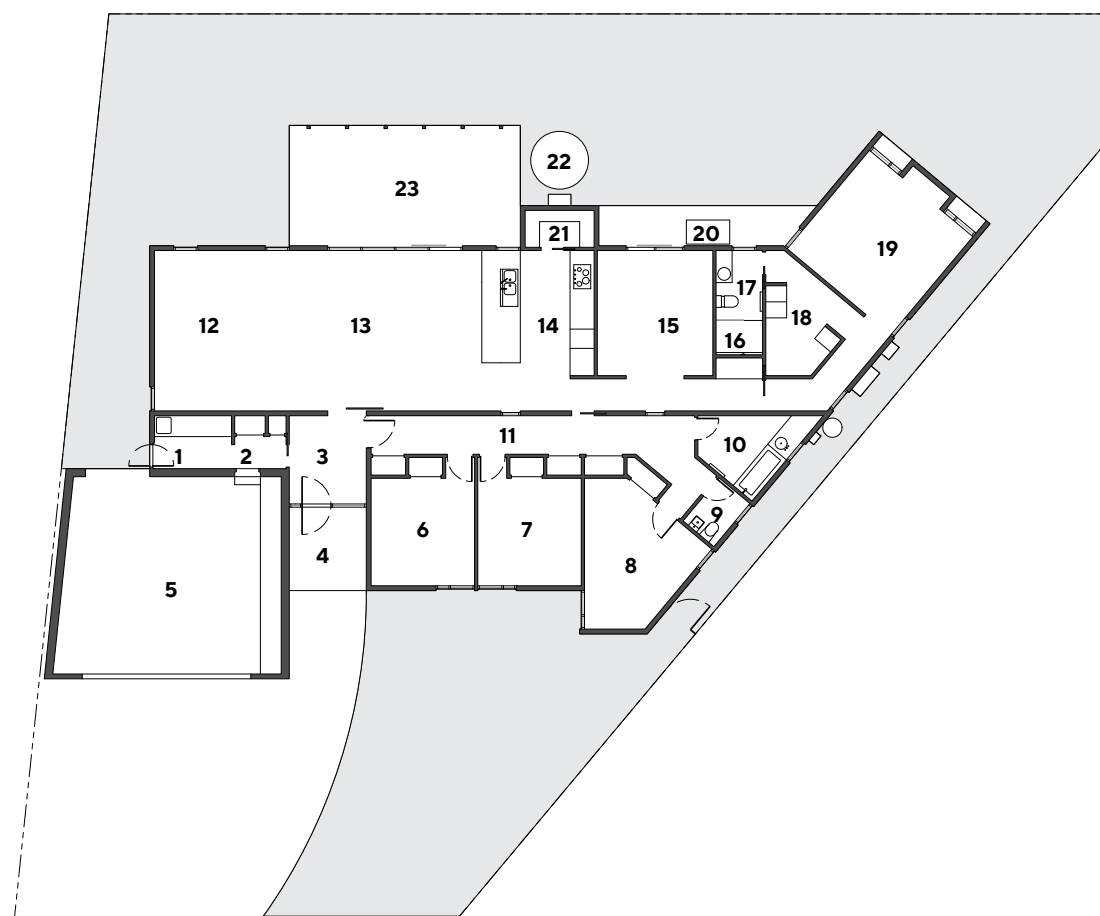
Double-glazing with low-e thermal coating and “double stud” walls with a dual layer of insulation earn the home bonus points for efficiency. Likewise, the positioning and size of the windows amplify solar gain and diminish heating loss. Masonry floors adjacent to the north-facing windows improve thermal mass by absorbing natural heat.

Low maintenance and robust yet light and bright, Hidden House is a relaxed and understated home that shies away from neighbours but welcomes family with open arms and a fully functioning guest wing. 🏡



**EDITOR'S  
FAVOURITE**

THE SILVERTOP ASH  
SILHOUETTE THAT BLENDS  
INTO THE ENVIRONMENT



**GROUND FLOOR PLAN**

**LEGEND**

- 1 Laundry
- 2 Utility
- 3 Entry hall
- 4 Entry porch
- 5 Garage
- 6 Bedroom
- 7 Bedroom
- 8 Bedroom
- 9 WC
- 10 Bathroom
- 11 Hall
- 12 Living
- 13 Dining
- 14 Kitchen
- 15 Sitting
- 16 Shower
- 17 Ensuite
- 18 WIR
- 19 Master bedroom
- 20 Outside seating
- 21 Pantry
- 22 Rainwater tank
- 23 Outdoor dining

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**PROJECT TEAM**

**ARCHITECT** Andrew Child Architecture  
**BUILDER** Piasente Constructions  
**BUILDING SURVEYOR** TJ Building Consultants

**STRUCTURAL TEAM**

**Structural engineer** Perrett Simpson

**SERVICES**

**Solar hot water** NRG Innovators  
**Rainwater tanks & pump** Waterline Tanks  
**Gas log fire** Jetmaster  
**Reverse-cycle A/C systems** Daikin

**FIXTURES & FITTINGS**

**Lighting** Masson for Light  
**Windows & doors** Warragul Glass & Glazing  
**Bathroom fixtures & fittings** Caroma Industrial Expression  
**External & structural timber** Timber Engineered Structures  
**Kitchen appliances (refrigerator, oven, dishwasher, cooktop)** Fisher & Paykel  
**Kitchen sink, mixer** Franke



**RIGHT** The Caroma Industrial Expression bathroom is a neat and bright delight