

RELOCATABLE RENO

These ex-*Block NZ* winners recently put their renovation skills to the test with the development of a new site in Auckland, writes **Joanna Jefferies**.







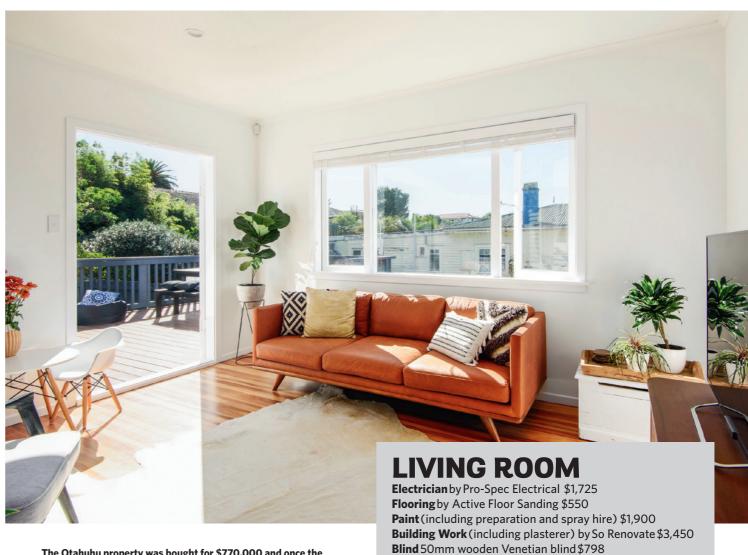
ou'll probably know Alice and Caleb Pearson as the couple who won The Block NZ in 2013, but the handy pair actually began renovating three years before that, and they've renovated a house every year since. The latest project for their company Pearson + Projects was the development of a 674m² corner site in Otahuhu.

Bought in August 2016, the site had an existing three-bedroom home on it and after subdividing, they relocated a 1960s three-bedroom house onto

EXTERIOR

Deck construction, base boards and entrance built by So Renovate \$20,000

Deck stain: \$145 Exterior paint: \$933 Exterior painter \$7,500 **Driveway** \$6,500 Roof \$10,000 **TOTAL COST: \$45,078**



subdivision and relocated rental were complete, the original house, now on a smaller section, was sold for \$710,000.

The Otahuhu property was bought for \$770,000 and once the

DINING ROOM

Floating shelves labour and materials \$560

Electrician by Pro-Spec Electrical \$1,140

Custom made swab and cushions

material and custom cut foam | cushions custom made by friend \$440

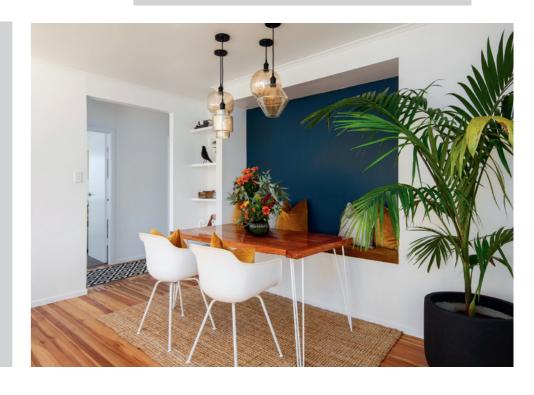
Flooring by Active Floor Sanding \$220

Paint (including preparation and spray hire) \$1,000

Building work (including plasterer) by So Renovate \$3,800

Lighting Amber - ESSENTIALS pendants from Mr Ralph \$756

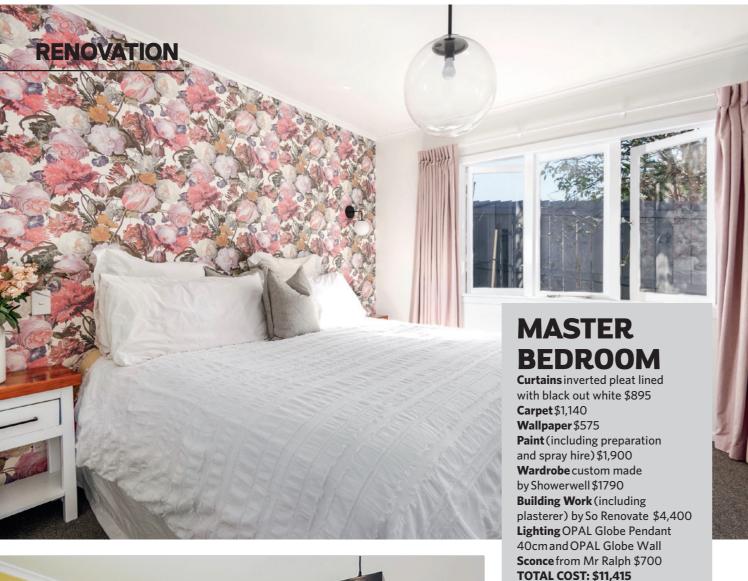
TOTAL COST: \$7,916



New Window Second hand from Trade Me \$200

TOTAL COST: \$8,623

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KIDS' ROOM & PLAYROOM

Curtains \$2,782 **Carpet** \$ 1,145

Paint (including preparation and spray hire) \$2,200

Wardrobe custom made by Showerwell \$446

Building Work (including plasterer) by So Renovate \$4,400

Lighting from Mr Ralph \$407 **Electrician** by Pro-Spec

Electrical \$500





the new 327m² section. The pair paid \$770,000 for the property near the height of the property boom in Auckland, because they knew they could realise the potential of the site.

The existing home on the site was rented throughout the subdivision process and they kept on the existing tenants, who paid \$580 per week.

Given the small site, the pair scouted for several months to find a relocatable house which would best suit the tight section and its aspect. "It took a year for us to find the house and get all of the consents before we were able to relocate the house onto site," says Caleb.

Thankfully, the existing house didn't need to be moved to accommodate the new house because of the dual frontage and separate driveways.

TIME TO RENOVATE

The pair project managed the subdivision and renovation. They're no strangers to renovating (Caleb works in project management and Alice is a home-stager) and this stood them in good stead.

The house was a full gut-job and the renovation included installing a new roof, moving some walls to create open plan living, installing a kitchen, bathroom, fully repainting it and carpeting.

LEFT Never one to shy away from a feature wall, Alice used a floral wallpaper and a bold yellow in the master and kids' bedroom to bring personality to the spaces. THIS PAGE The bathroom design benefited from Alice's expert eye for design; she stuck with neutral colours and large format wall tiles, creating a feeling of space.

BATHROOM

Plumbing and Gas by Steel

Plumbing \$2,400 **Electrician** by Pro-Spec Electrical \$1,725

Flooring by Active Floor Sanding \$220 **Paint** (including preparation and spray gun hire) \$500

Building work (including plasterer) by So Renovate \$3,800 **Mirror** (bathroom and toilet) \$727

Tiling and water proofing \$720
Tiles from Tile Clearance Centre \$165
Bath from Caroma \$434

Custom made vanity by Cutshop \$937

cutting of an existing slab)

Vanity handles by Heritage
Hardware \$142

Vanity basin and wall mixer
from Caroma \$884

Heated towel rail from TradeMe \$199
Rail Shower, Shower Mixer, Bath
Outlet from Caroma \$843

Bath screen from Showerwell \$360

Toilet from Caroma \$646

Toilet wall basin and basin mixer
Hardware from Caroma \$1,219

Toilet accessories from

TOTAL COST \$16,387

Caroma \$165

Stone bench top from Heritage

Hardware \$300 (price is for the

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