

# Realestate

# News

# Like Utopia, only smaller

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**T**HE creator of one of the Coast's most distinctive and opulent mansions at The Sovereign Islands has decided to shrink "Utopia", yet he insists it will be even more opulent this time.

Scott Widdicombe, of Civic Construction Group, built the megamansion "Utopia" on The Sovereign Mile and it went on to set a sales record in November, 2009, when it sold for \$9 million at auction.

The ultra-modern mansion had three levels and seven bedrooms, eight bathrooms, a dedicated library and a 12-seat cinema.

But the real highlight of the building was its distinctive touches, including a stone facade, green glass and Alpolic metal cladding.

The house took its inspiration from the frangipani leaf seen in the design of the feature marble staircase and a standout aspect was the dining area, surrounded by a moat fed by a cascading wall of water.

Mr Widdicombe now has plans to start work in six weeks on a new version also on The Sovereign Islands, but this time built on a single block at 17 Hampton Court.

He said this would be a scaled-down version because he thought the original Utopia was simply too large to live in.

"When I lived in Utopia it was like walking around a football field," he said.

He engaged local building



This graphic designer's image, by MS design, represents what the house to be built at 17 Hampton Court, The Sovereign Islands, will look like.

designer Michael Tomlinson, who designed Utopia, to come up with the drawings of a four-level house which would have some of the same features such as the Alpolic metal but would be more energy efficient and new technology such as smart wiring.

"It will be able to run totally on solar energy," he said.

"It's ultra modern still but in a different way from Utopia."

Mr Widdicombe said there would be a basement which would fit six cars comfortably.

He said the ground level would contain a study, a dining and a family room as well as a kitchen and a north-facing outdoor entertainment area.

The first floor would contain four bedrooms, while the second floor would be taken up entirely by the master bedroom suite encompassing a parents' retreat, a movie room, a kitchenette, a walk-in wardrobe and an ensuite.

Mr Widdicombe said it would cost \$500 more per square metre to build than Utopia, primarily because

he was selecting higher quality fittings for the interior.

The project is set to be a boost for the local construction industry, employing up to 50 tradespeople on site per day.

However, this pales in comparison with Utopia which, at the height of its construction, was employing up to 100 people.

Gold Coast  
**Weekend  
Bulletin**

May 9-10, 2009



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**INSIDE**

# Island utopia

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House hunt

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Realestate



# Designed as a duet of pleasures

**M**CGRATH Estate Agents is marketing these two stunning whole-floor designer residences that are to be auctioned individually or separately on Sunday from their all-encompassing waterfront locale.

The Beach Houses on Barracuda occupy a 614sq m north-to-water block and were designed to embrace a fun and active waterfront lifestyle with a relaxed indoor/outdoor flow and an abundance of space and natural light.

Skirted by tropical landscaped grounds, the two beach houses are acoustically separated and each features three bedrooms, three bathrooms, an office, a media room and a double garage.

A passion for architecture and developing properties led Rebecca and Pierre Tapper to project-manage the villas from the design process through to construction, after they demolished the original run-down 1970s brick and tile property they bought in 2006 for \$730,000.

Vivid White Architects and Michael Tomlinson of MS Design oversaw the design, which features pavilion roofs, articulated facades of weatherboards, louvres and seamless corner windows, and a stunning selection of natural materials including stone and recycled timber.

Mr Tapper said the designer waterfront apartments were a unique product to the market and were designed around a village-style community.



He said the idea of the properties' design was that a young family could grow up with both the support and privacy of extended family on the opposing level.

The suspended concrete villas were completed within eight months by Terry Buiton of BUILTon Holdings and the Tappers have enjoyed the property for the past year.

Villa 1 occupies the entire ground level and is accessed past a double garage, which includes a lockable storage space.

Polished porcelain floor tiles and fresh white walls feature from the front door and encompass the open-

plan living space, which includes a waterfront living and dining precinct and a gourmet kitchen that is fashioned with Caesarstone finishes and streamline timber veneer soft-close cabinetry.

The beach theme is emphasised further with white horizontal tongue-and-groove walls and panelled doors, while glass doors allow for a seamless fusion with the alfresco entertaining space.

This gracefully merges with a lush lawn, an in-ground trampoline, an outdoor shower, a lower deck and a private sandy beach.

The waterfront master suite has a

dressling room, an ensuite and outdoor access.

There are two secondary bedrooms, one of which is ensuited, as well as a separate, fully tiled bathroom, a media or rumpus room, and a study with twin desks that can be closed off using glass doors beside the kitchen.

A glass pivot front door on the eastern boundary provides access to villa 2, which introduces the double garage to the left ahead of timber stairs that rise to the residence.

The defining touch on the exposed lifestyle precinct is a soaring timber mansard ceiling that crowns

**PALM BEACH**

3 3 2

**Address:** 1 & 2/19 Barracuda Crt

**Agent:** David Mills and Graham Heneker, McGrath Estate Agents

**Features:** Waterfront, two villas, study, media room

**Land size:** 614sq m

**Auction:** November 25, onsite, 11am

**Inspections:** Saturday 11-11.45am, Sunday from 10am

the living room, dining space and gourmet kitchen.

A bank of gliding glass fronts the space, inviting natural light, framing the wide canal views and creating an access point to the expansive covered deck.

The floorplan, while different to the lower villa, retains the vital ensuited waterfront master bedroom, media room and study.

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