

Minimalism meets 'wow'

AT HOME

A builder's subtle yet refined touches complement breathtaking Byron views

MICHELLE SINGER

Self-taught builder Todd Miller never designs and constructs the same property twice.

The prolific entrepreneur and owner of Zigler Build estimates he's completed about 40 residential renovations and new builds, and Portum, his latest, is possibly his greatest to date.

Set on a ridge at 18 Pacific Vista Drive, Byron Bay, this striking four-bedroom, 4.5-bathroom residence is the essence of quiet luxury, offering jaw-dropping views of the hallowed Tallow Beach and Arakwal National Park.

The journey to Portum began when Mr Miller and wife Diana moved to Byron Bay from Brisbane in 2015, to build a mid-century-inspired property, and what they thought would be their forever home at Pacific Vista Drive.

But after just nine months, an unexpected offer led them to sell. Not long after, another opportunity arose - a neglected 1980s surf shack just four doors down.

"We bought on this street originally because it's such a good spot, only locals really know about it and it's an untouched gem," Mr Millersays.

"Only about seven houses in all of Byron get this view, so when this place came up, we couldn't say no." Portum represents the culmination of Mr Miller's experience, vision, and honed craftsmanship. He doesn't have a particular style, preferring to find a block, work out what he can put on each site and create something from nothing.

"I wanted to create something that would stand the test of time, a minimalist structure that will be here 100 years from now," he says.

This philosophy is evident in the home's design, where a sculptural spiral staircase serves as both the visual and functional centerpiece, anchoring the three levels.



The bedrooms are private retreats, each with spa-like bathrooms that offer panoramic views from every bath and shower. The top floor is dedicated to the main bedroom, complete with a balcony that looks out to Broken Head.

The whole house is built around that staircase; it draws you to the view, with 14m of lateral sea views on each level, getting better as you go up," Mr Miller says.

Venetian plaster walls, walnut joinery, and herringbone oak floors create a serene and enduring interior, while blush pink and olive-green marble in the kitchen, pantry and bathrooms add subtle, refined accents.

"I design homes that have enough bedrooms, bathrooms, two living areas, a pool and flat



backyard; they're designed to wow people, it's my creative outlet, like art just on a larger scale," he says.

Mrs Miller, an accomplished artist, played a pivotal role in curating the furniture and art, to create a decor that perfectly complements the structural vision.

Listed for sale with Byron Bay First National director Su Reynolds, Portum has a price guide of \$10m-\$11m. The expressions of interest campaign closes on September 11.

For the Millers, the connection to Pacific Vista Drive is far from over as they've already acquired another property on the same street, a few doors down, and are deep into the planning stages of designing something "very similar but not a sibling," Mrs Miller says.

"I've already told Todd he's not selling this one, I won't let him. This one will be our forever home."



Portum, built by Todd Miller, with interior design flair from his wife Diana, above left, is a striking home with stunning views



Former ABC television studios site to house boutique apartments

BEN WILMOT

The former home of the ABC's Gordon Street studios in Melbourne's Elsterwick is set to be transformed by boutique developer Milieu, with the backing of the Besen family.

While the property's Besen family is taking a back seat in the marketing of the project, the luxury property outfit has been quietly working on plans for a low-rise European-style redevelopment of the site.

After picking it up for \$29m two years ago, Milieu is soon to launch sales for the project, which was once the home of television production for shows such as Countdown, Kath and Kim and Spicks and Specks.

Milieu bought the property after it was offered with hopes of fetching up to \$50m in the boom market of 2018, and is launching the project just as apartment living is gaining popularity in Melbourne. The developer is planning six buildings ranging from three to six stories that will sit on the tucked-away site. All up it will have about 175 apartments.

Milieu is keen to retain a connection to the site's TV past and will keep the landmark 25m-high broadcasting tower, though it will be shifted to a less obtrusive part of the site. It is also planning art installations that will provide a contemporary touch while acknowledging the site's history.



The project will have three-, four- and five-storey unit blocks, and three six-storey buildings.

Milieu managing director Michael McCormack is hoping buyers will be

enticed by views over the neighbouring Rippon Lea Estate and towards Port Phillip Bay over headside suburbs including St Kilda.

One-bedroom units will start at \$695,000-\$750,000, while two-bedroom formats will be \$995,000-\$1.7m. Three-bedroom offerings will cost \$1.75m-\$4.5m, while the penthouses will come in at \$5.95m.

Digital renders of the planned development, to feature six apartment buildings and extensive gardens in Elsterwick



While the pricing is below some of the city's ultra-luxury towers, Milieu is well-versed in luxury projects in Melbourne's inner city, with earlier projects in Brunswick, Collingwood and Richmond.

The developer will devote more than 40 per cent of the 117,000sq m site to green space alongside its six low-rise buildings. It will also feature a new

public park, cultural and arts program, health and wellness facilities and a hospitality offering, while being located near the area's restaurants, bars, retailers and amenities. An arts and culture program, curated by narrative-driven production house Broached Commissions, is also part of the plans and will put the site's creative history on display.

Designed in collaboration with international architecture studio Woods Bagot, interior design studio K.P.D.O. and Flack Studio, and landscape architect OCLULUS, the facilities will include fitness, yoga and pilates spaces, an eam room, infra-red saunas, as well as mineral and cold plunge pools.

Milieu director and head of development Shannon Peach says the design team have delivered on a brief for a more relatable and European-style of residential development, which was "low-rise housing surrounded by nature, yet accessible to local high streets, the CBD and Melbourne's beautiful bayside".

While it will always be known as the home of music show Countdown, the designers are harking back to the area's history even before television.

"Melbourne's inner south has some of the finest examples of mid-century modern architecture," says Peter McGill, principal and designer at Woods Bagot.

"We drew on that rich tradition to deliver an architectural response that would complement the area and mirror the tranquil beauty of Rippon Lea Estate."



6 Seaspray Ave, Coolumb Beach

Family on the move

One of the Sunshine Coast's most prestigious homes is about to hit the market at the behest of **Chloe** and **Anne-Marie Curtis**. Located in Coolumb's prime "S" street precinct, close to the beach, shops and cafes, 6 Seaspray Ave, Coolumb Beach, will be auctioned on September 6 through McGrath Buderim agent **Daniel Powers**. Given it's Queensland, there is no auction price guide, but the property, built last year, features four bedrooms, two bathrooms and two car spaces and was developed on a hefty 615sq m plot. The owners work in the e-commerce sector but have decided to put their working life on hold to travel nationally and internationally with their preschool-aged sons. They built the house as their forever home after knocking down the original house they had lived in for 10 years.

JLL SEE A BRIGHTER WAY

DA Approved Lennox Head Tavern

For Sale

EPIQ Tavern Site - Salt Air Ct, Lennox Head NSW

For sale by Expressions of Interest
Closing Thursday 26 September 2024 at 12.00pm (AEST)

- Substantial landholding of 8,566sqm* split across two titles
- 5,595sqm*: DA approved tavern site; 2,971sqm*: R3 Medium Density Residential Zoning
- Liquor licence application lodged
- Positioned in the newly developed EPIQ masterplanned community
- Population of Lennox Head expected to increase by 52%* by 2046 (12,829 residents) - Ballina Shire to grow to 62,308 residents (source: ABS)

*Approx.

JLL Greg Jeloudev
0401 670 053

JLL Edward Browne
0404 739 171

JLL Ben McDonald
0414 182 848

Tavern Site

EPIQ Marketplace
WOODS BAGOT

Boundary indicative
property.jll.com.au