



Renovating or extending your home on the Mornington Peninsula can be an exciting journey to reimagine your living space, think of sipping your morning coffee in a sun-drenched open-plan kitchen or hosting friends in a sleek, modern extension that blends seamlessly into your coastal home! Now that you have more time on your hands, it's time to tackle that renovation you have always wanted. Create a space that's both functional for today and future-proof for your next chapter.

Here are the 10 most important things you need to know to make your Coastal home reno or extension a success, with a sprinkle of intrigue to get you dreaming about your transformed space:

Guide to Renovating or Extending Your Home on the Mornington Peninsula

1. [Navigate Mornington Peninsula Shire Permits](#)

The Mornington Peninsula Shire Council is strict, especially for homes with heritage overlays (think charming cottages in Sorrento or Flinders). You'll need a planning permit for extensions or major renos, particularly if altering coastal views or environmentally sensitive areas. Check the Mornington Peninsula Planning Scheme or call 1300 850 600 for guidance.

What if your seaside cottage could blend historic charm with a modern open-plan layout—how would that feel?

2. [Budget with Peninsula Costs in Mind](#)

Renovations on the Peninsula range from \$50,000 to \$450,000, with labour costs higher due to the region's semi-rural location (up to 35% of the budget). Older beachside homes may hide issues like salt corrosion or asbestos, so include a 15-20% contingency fund.

Picture uncovering a vintage timber beam during your reno—how could it inspire your design?

3. [Prioritise High-Value Coastal Upgrades](#)

Kitchens (\$25,000-\$50,000) and bathrooms (\$25,000-\$40,000) are key for resale value, boosting your home's appeal by up to 12% in areas like Tootgarook or Rye. Coastal buyers love open-plan designs with ocean-facing views.

Imagine a sleek kitchen with bi-fold doors opening to a deck—perfect for morning coffees by the sea, right?

4. [Respect Peninsula Heritage and Coastal Aesthetics](#)

Many Peninsula homes, especially in Sorrento or Portsea, have heritage value or are in Character Management Areas. The Shire may require you to preserve features like weatherboard facades or pitched roofs. Work with architects familiar with coastal design to balance heritage with modern flair. *How would it feel to live in a home where Peninsula tradition meets contemporary luxury?*

5. [Choose Peninsula-Savvy Professionals](#)

Hire registered builders or designers experienced with the Peninsula's unique challenges, like sandy soil or coastal erosion (verify via the Victorian Building Authority). Local firms like LMG

Built know the Shire's regulations. Owner-building is possible but complex. *Who's the dream team to bring your coastal vision to life?*

6. **Go Green with Coastal Sustainability**

The Peninsula encourages eco-friendly designs under the 7-star energy rating standard. Think solar panels, double-glazed windows to combat sea breezes, or rainwater tanks (rebates available via Sustainability Victoria). *Could your home be a sustainable retreat that saves money while harmonising with the Peninsula's natural beauty?*

7. **Design for a Relaxed Peninsula Lifestyle**

At 50-65, you might want a low-maintenance home for retirement or holiday hosting. Consider single-storey extensions, accessible bathrooms, or a master suite with bay views.

Coastal-inspired open-plan spaces are perfect for entertaining. *What would it be like to relax in a sunlit retreat tailored for your Peninsula lifestyle?*

8. **Maximise Space in Coastal Homes**

Peninsula properties, like bungalows in Dromana, often have compact footprints. Rear or upper-storey extensions can add space while preserving your backyard for that coastal vibe.

Built-in storage or multi-purpose rooms are game-changers. *Imagine a clutter-free home with ocean views—how would that transform your daily routine?*

9. **Embrace Peninsula Outdoor Living**

The Peninsula is all about outdoor life. A deck (\$15,000-\$50,000) or alfresco area with native landscaping can boost your home's value by 15%. Retain mature Tea trees for shade and appeal—buyers in Blairgowrie or Mornington love them. *Picture sunset BBQs on a coastal deck—how would that elevate your evenings?*

10. **Time Your Reno for Peninsula Seasons**

Renovations can take 4-26 weeks (kitchens) or longer for extensions. Coastal weather—think Mornington's winter rains or summer winds—can delay outdoor work. Plan around holiday seasons to avoid peak tradie demand. *When's the perfect time to transform your home into a Peninsula paradise?*

Why This Matters

Renovating or extending your Mornington Peninsula home is about crafting a coastal sanctuary that reflects your lifestyle. Whether it's a breezy extension for family gatherings or a low-maintenance retreat for retirement, the Peninsula's laid-back charm awaits.

What's the one feature you've always dreamed of in your coastal home? Connect with local experts like Coastal Extensions or Supa Group for a free consultation, and start dreaming of your reimagined space!

Matthew Gale

Owner Director



Email: info@lmgbuilt.com

Phone: 0438 085 870