

EPISODE 1

AUSTINMER

List price: Offers over \$700,000

Sale price: \$695,000

Makeover Budget: \$14,000

Overview of Areas worked on:

THE INTERIOR

The house had no communal bathroom, just 2 ensuites. We poured most of our budget into addressing this issue by opening up access from the lounge room to the larger en-suite bathroom. The bathroom was remodelled with a new vanity and toilet, shower head, screen and taps. The existing bath and tiles were kept in place and new tiles were laid on the floor. Finally, a new stud partition wall separated the bathroom from the bedroom.

The main bedroom got a new paint job and the window seat was fixed up. The second bedroom was reduced in size to make the bathroom, and had a new wall, paint job and furnishings. The lounge room received a new paint job and furnishings. The back sun room received a new paint job and furnishings.

THE GARDEN

There were 2 main issues outside. The first was to make the front of the house more balanced and attractive, the second was to block out the ugly garage door in the back yard.

Out front, we moved a fern from one side of the house to the other to give more balance. We added new plants, painted the front steps and gate and fixed up the broken lattice to the underside of the house. The front of the house got a smart new paint job and everything else was given a good clean with a gurney.

Out the back, Charlie built 3 slatted treated pine screens to block off the view of the back of the garage door. The old fish pond which was made out of a laundry tub, was given a new function as a plant pot. The existing garden beds were cleaned up and the concrete areas were given a wash with the gurney. The back deck was sanded down and received a new paint job.

selling houses australia



EPISODE 1

AUSTINMER

ADDITIONAL EXTERIOR INFORMATION

Slatted screen was constructed out of treated pine decking.

Paint colours:

Exterior front of house walls – Dulux Tamed Texan

Exterior trims – Dulux Lexicon

Plants used

Murraya Paniculata 200mm pot, Maxi double Petunia, Cordyline Red sensation, Lavandula Pipa Alba, Elocarpus Prima Donna, Blechnum Silver Lady, Cordyline Australis, Phormium Maori Chief, Lomandra tankia, Pennisetum Rubba, Rosemary, Spathiphyllum Sweet Chico, Ctenanthe, Dietes Iridivides, Pink Lily of India

Tools used for the job

Nail gun (pasloe)	2	fencing and brait
Shovel	2	
Rake	2	
Maddock	2	
Broom	3	
Sander	1	for outdoor decking
Cordless drill	1	
Impact hammer drill	1	
Guerney	1	petrol
Ladders	2	step ladder & extension ladder
Tarp	1	
Wheelbarrow	1	

Active Hire Group Pty Ltd

An Australian owned company, has been servicing the local Construction, Industrial and DIY community for the past 20 years. A company founded on the Hire and installation of Aluminium Scaffold we have evolved, as construction need has evolved, to hire almost anything out of our 20 branches throughout Cessnock, Newcastle, the Central Coast and Sydney. Proudly employing local people to assist local companies, Active Hire Group pride themselves on the high level of customer service. Your local guys have the knowledge and training to supply you with the Hire equipment you need to complete your project.

Our weekend special, where you can pick up Friday afternoon and return Monday morning, is excellent value for the home renovator looking to take on that pergola, painting job or even yard restoration.

Our commitment to local construction and Industry means less down time and the ability to meet construction targets. We have our own Scaffold installation and Access management & Specialized Division teams able to guide you through your individual project needs.

Our NEW Specialized Division carry items such as Water Filled Barriers, Temporary Fencing, Manitou's, Forklifts, VMS Baords, Arrow Boards, Traffic Lights, Pedestrian Barriers, props, containes, Portable Toilets and much much more....

The Active Hire Group Family look forward to helping supply your needs whether you're building a fence or a multi story apartment. Located conveniently across Central Coast, Newcastle, Sydney & Wollongong, we have everything covered from start to finish.

WE ARE SERIOUS ABOUT YOUR HIRE NEEDS.



www.activehiregroup.com.au

ADDITIONAL INTERIOR INFORMATION

The brief was to create a new master bathroom from an existing en-suite, by keeping as much of the original bathroom as possible. New access had to be provided from the lounge room and the whole job had to be done in record time.

The job:

Brindabella Bathrooms had to renovate the bathroom in 3-4 days. The main challenge was to move and erect a new wall. We made sure that the wall was not structural (not holding roof beams) once confirmed we proceeded to move the wall into it's new position. We then re-positioned the wall studs to the new bathroom design layout. We created a new door way opening and positioned door so it would be on the floorboards. We then re-tiled the floor, placed a new toilet, vanity & shower screen above the bath to give the bathroom a modern feel.

New floor tiles were sourced from Amber tiles. A new toilet, vanity and shower screen were also installed. The room was given a fresh white paint finish. Shaynna decided to angle the new wall in the bathroom so the bedroom on the other side would not loose too much space. The 45 degree wall also allowed light from the bedroom window to spill into the smaller room.

Cost for the bathroom conversion: \$8,000 includes labour & materials (does not include cost of bathroom ware)

About Brindabella Bathrooms :

For over a decade Brindabella Bathrooms have been on the cutting edge of bathroom design. With over 15 years in the industry and an array of NSW Kitchen & Bathroom Housing Industry Association Awards behind them, they are able to create and redefine the boundaries of any bathroom interiors. Brindabella Bathrooms understands the bathrooms demand unique solutions to space, light issues and quality bathroomware fixtures.

EPISODE 1

AUSTINMER

Their custom designed bathrooms boasts the owner's individualism and style, this important process is achieved by an initial consultation with clients. They offer clients the perfect package as they provide a full design, renovation and construction service, by taking care of your entire bathroom from start to finish. Through attention to the smallest details Brindabella Bathrooms will ensure that bathing can now be enjoyed in total luxury but also designed to make the most of your home's surroundings.

Brindabella Bathrooms excellent reputation is mainly due to the owner and designer John Spiteri and his strong team of tradespeople who are able to create and redefine the boundaries of any bathroom interior. They create a "hassle free" bathroom renovation where the focus is on Quality and Customer Service.

Brindabella Bathrooms are proud to have won many awards over the years. The Awards recognise the achievements of those who lead the way in the design, construction and installation of bathrooms in NSW.

NSW KITCHENS & BATHROOMS - HOUSING INDUSTRY ASSOCIATION

2007

WINNER - Small Bathroom Project under 5sqm
Finalist - Bathroom Project of the Year Award
Finalist - Bathroom Designer of the Year Award

2004

WINNER - Best Bathroom Designed to a specific theme - "Traditional"
Finalist - Small Bathroom Project under 5sqm

2003

FINALIST - Large Bathroom Project over 5sqm
Finalist - Designer to a "Traditional" Theme

2002

WINNER - Large Bathroom Project over 5sqm
Finalist - Small Bathroom Project under 5sqm



Website: www.brindabellabathrooms.com.au
Phone: 1300 794 488

OTHER INTERIOR DETAILS:

Paint colours: Master bedroom – Dulux Blue Balm
Second bedroom – Dulux seed pearl
Lounge – Dulux Lexicon
Lounge feature wall – Dulux Blue balm half strength
Interior trims – Dulux Lexicon

Furniture put into home

The house was filled with hire furniture, from Valiant Hire, and borrowed furniture from Laura Ashley. The theme for this house was a fresh beach house feel to go with the seaside location.

LAURA ASHLEY HOME – Collections

At Laura Ashley we understand that your home is the backdrop to your life. Floor to ceiling, upstairs & down, we are passionate about offering you imaginative roomset ideas. With products and patterns inspired by our rich archival heritage we present original collections for you to interpret in your own unique way. From statement fabrics and distinctive designs to curtains, blinds and upholstered furniture, from wallpaper and floor rugs to coffee tables and cabinets.

Each collection expresses a distinctive style captured by the sophisticated use of colour and pattern, tone and texture. Hand crafted and hand finished, our furniture ranges and made-to-measure window treatments offer a diversity of styles and solutions, superior quality and long lasting performance. Complimented by beautiful accessories, be it cushions, throws or bed linen, a chandelier, a mirror or a vase, it's all about the exquisite detail

LAURA ASHLEY DESIGN SERVICE – Live the Lifestyle

Here to listen to your individual needs, develop your ideas, guide your choices and give practical, inspiring advice, the Laura Ashley Design team will help you achieve your decorating dreams. Each scheme our consultants create is different. It's unique, because it's your style we express, not ours. Book an appointment for a consultant to visit you at home. Together you can share ideas, view samples and create a scheme that's just right for you.



Visit www.laura-ashley.com.au or call toll free **1800 033 453** for more information on the Design Service Package and Consultation Fee or to register as a VIP customer.

AUSTINMER

List of Laura Ashley Furniture used:

SKU's	Product Description	Price
MASTER BEDROOM		
1228970	Magnolia Duck Egg Queen Quilt Set	\$299.00
1225438	Sophia White Qn/Kg Bedcover	\$159.95
1227213	Sophia White Cushion Complete	\$34.95
1225442	Sophia White Euro Pillowcases	\$39.95
1227615	Micro Fibre Pillow	Was \$49.95 Now \$29.95
Made to Order	Orkney Wing Chair Pembridge Duck Egg	\$2,395
Made-to-Measure	Window Seat Cushion L 2060mm X D 465mm X H 50mm	\$425 with self piping \$335 without piping
SPARE BEDROOM		
1225755	Sophia Ivory Queen Quilt Cover	\$199.50
1227948	Mia Red Pillowsham	\$49.95
1227949	Mia Red Cushion	Was \$49.95 Now \$19.95
1228922	Cherubs Raspberry Queen Sheet Set	\$278.00
1227615	Micro Fibre Pillow	Was \$49.95 Now \$29.95
1225919	Ambrose White Wooden Base	\$49.95
03230617	Fenn 12" Raspberry Silk Shade	\$89.95
LOUNGE		
1227747	Lloyd Duck Egg Cushion	\$49.95
03332717	Rex Duck Egg Cushion	\$69.95
03238030	Baroque Duck Egg Rug 170x240	\$995.00
Made-to Order	Winchester 2.5 Seater Sofa Verona Pearl	\$3,895
Made-to-Order	Wessex Chair Lewis Duck Egg	\$2,295

Valiant Hire

Valiant Hire is Australia's leader in office, residential, event and relocation furniture rental with locations in Sydney, Melbourne and Brisbane. Selling your home? Valiant Hire offers the most extensive and stylish furniture range to achieve the best result. Our complete styling pack is the total one stop solution and includes design, planning, styling and full installation. Items can be chosen to complement your existing furniture or create a stunning new look. We offer a wide range of homeware to decorator pieces, from classic to modern, functional to designer.

Valiant's expert residential designers can help you with all your furniture and accessory needs. An elegantly furnished home sells for 10% more than an unfurnished one. This makes Valiant Hire an essential service to realizing the most from your real estate. In addition, Valiant can help you during a move, relocation."



www.valiant.com.au

List of furniture used

Arizona Platter small Grey
 Artwork - Roads
 Artwork - Tour De Framed
 Artwork - Without Goal
 Artwork - Xray Leaves
 Bacata Bottle Taupe
 Bed Ensemble
 Berlin Vase Steel Grey Large
 Berlin Vase Steel Grey Medium
 Berlin Vase Steel Grey Small
 Block Photo Frame
 Chair Cross French Antique Oak
 Chair Cross French White
 Colonial Table Lamp White
 Columbia BanBan Candle Holder Lg
 Columbia BanBan Candle Holder Sm
 Cone shape vase
 Congo Vase White Stucco
 Console Pretoria White
 Cross Scratch Vase Tall white
 Dion 2 Seater Sofa (Cream Cheese)
 Dion armchair (Cream Cheese)
 Dominique Side Table
 Drift sculpture

EPISODE 1

AUSTINMER

Fellini Vase - Teal Green Medium
Fellini Vase - Teal Green Small
Fuji Bamboo Bowl Medium
Fuji Bamboo Bowl Small
Fuji Bamboo Bowl X Large
Kivi Glass candleholders
Lagoon Vase Large
Lagoon Vase small
Large Round Wooden Bowl
Lyon Dining Table
Madison Coffee Table
Mat White Picture Frame
Mina Vase White Stucco Large
Mina Vase White Stucco Small
Pillow inserts
Pio Rattan Coffee Table
Pods & Twigs
Sampson Floor Lamp
Sassy Entertainment Unit Polar
Sheet Sets - WhiteDoona inserts
Shimmer Tealight Holder
short cocoon vase
Small canvas
Table lamp with square shade
Velluto Small Oval Bowl Khaki
Veronique side table - white
X-Scratch white pot vase small

Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions