

EPISODE 3

MOUNT MARTHA

List Price: \$720,000 plus
Sale Price: \$690,000 at auction
Make over budget: \$15,000

Overview of Areas worked on:

THE INTERIOR

In a coastal area where selling your home is all about selling a lifestyle, this house desperately needed some inspiration. With so little furniture and so little colour, how can buyers be expected to visualise the kind of living this home has to offer?

Dressing seven key rooms to show off this modern home's wonderful potential, Shaynna gave it the wow factor it really needed to impress at auction.

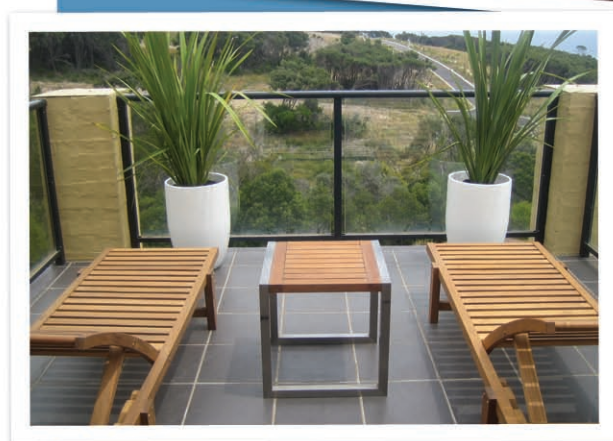
Using a truck load of VALIANT hire furniture, Shaynna gave all the key living areas simple, modern looks that instantly gave those rooms a purpose. Because she had to dress so many spaces, Shaynna had the advantage of being able to design and match the whole look of the home, easily creating a chic, polished atmosphere. While Lisa may have not felt a personal affiliation with the general feel of Shaynna's designs, she understood that giving her home some colour and personality was going to do more to attract buyers than not making any effort at all.

The landing area on the second floor was painted with a latte colour to give it some character and define it as a useable space. The addition of two lime sofas, a sleek television and rug turn this empty space into a fun family rumpus.

The same latte shade from the landing was used as a feature colour around the fireplace in the main living room to add warmth to the stark space. A sofa, modern chairs and black coffee table set this room apart as a main living area. An ochre rug, red cushions and fiery art piece give the room a contemporary adult look, highlighting it within the rest of this family home. A sleek formal dining setting behind it uses the space to its full potential and really proves that the right use of furniture can really make a space appear so much larger.

Alongside the kitchen, a smaller modern dining setting helps define the space as a day-to-day dining space. The addition of some comfy brown lounges and plush pile rug to the adjacent second living room really stamps this as a large functional family home with plenty of different living areas for parents and kids.

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In the master bedroom, the colour and the dressing was all about relaxation and tranquility. The walls were painted a calming grey blue shade, helping to capture all the colours of the gorgeous ocean views off the room's private balcony and making the space appear larger. Simple bedding help draw your eye out to the sexy timber deck chairs and tall luscious plants which make you feel like you're in your own private resort.

Other bedrooms were dressed simply with bright bedding and modern artwork to make sure buyers could see the home's potential, and both balconies off the front of the house were dressed with bright potted plants and outdoor furniture to stamp them as functional areas and importantly add further to the sense of space.

THE GARDEN

With over 200 plants to be put in, a truckload of compost, endless buckets of mulch and good old fashioned hard yakka, Charlie and his team really transformed the exterior look of this home to and gave the back area in particular a purpose and function.

Most of the budget really had to go on the back yard, but out front, Charlie did his best to tidy up the look of the place and freshen up the soil to encourage growth. He began by removing the boring pebbles and ripping up the ghastly vinyl flooring that had been used as a makeshift weed mat beneath them. By moving a few plants around and mulching the soil, the front was given an instant lift. The tall growing plants which replaced the small plants directly in front of the house will help to draw your attention away from the odd proportions of the first level.

Out back, with absolutely no landscaping, this sloping 'wasteland' as Andrew called it, was screaming out for attention. Buyers would take one look at this garden and automatically be turned off by the mountain of cash they would need to spend just to make it look presentable.

The back perimeter of the house was paved with large pale BORAL Concrete Pavers, instantly making the space more accessible and functional. New level stairs and more retaining walls were built in leading to the main garden area.

The ground was incredibly tough and compacted and very steep. Without ripping it all up, nothing was going to grow in it. Charlie decided to create a circular motif, with three areas levelled out and BORAL retaining walls installed to form useable garden living spaces.

The rest of the yard was jack hammered and a truckful of compost was dug in to turn the barren ground into a plant friendly oasis. Using close to 200 hardy native and alpine plants, the area was landscaped and fully mulched, completely transforming this former eyesore into a relaxing family entertainment area.

ADDITIONAL EXTERIOR INFORMATION

Tools used for the job

Brick saw
Plate compactor
Long screed bar
Short screed bar
Screed rails
Roller
Soil spreader
Levels short and long
Wheel barrows *3
Digging shovels *4
Square mouth shovels *4
Lawn mower
Jack hammers will let you know what type / style *3
Maddock *3
Circular saw
Cordless drill
Posthole shovel
Brooms *2
Rake *2
Tarp
Rubber mallet
Normal mallet (lumpy)

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.

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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 Boards, Arrow Boards, Traffic Lights, Pedestrian Barriers, props, containers, 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.



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BORAL PAVERS AND RETAINING WALLS

Garden Landscaping with Retaining Walls & Concrete Pavers

The selection of Boral concrete pavers bring style and elegance to every landscape design including pool surrounds, patios, courtyards, garden paths & driveways while Boral retaining walls offer smart design options for all outdoor areas of your home including garden edges, terraces and ponds.

We used Aspenstone pavers & Heathstone for the retaining walls.

Aspenstone is designed to emulate the traditional colour and feel of stone in a sophisticated large rectangular format. Created in neutral tones, each paver has a washed stone texture. The large rectangular size, combined with accurate consistency in shape, makes for minimal laying time and helps maintain perfect dimensions during the laying process. Aspenstone is available in a four-sided paver and bullnose paver.

Heathstone is refined range of retaining wall blocks, with a sharp framed split face, ideal for creating smart and contemporary lines. It marries classic limestone colouring and texture that resembles quarried and hewn stone with the strength, longevity and low maintenance of Boral quality masonry. Additionally, consistency of size and shape enables faster laying so the end result is less expensive than natural stone. It is presented in both standard and Grande formats with capping stones to match.

Aspenstone paver RRP \$77.27 per/m²
Heathstone retaining walls RRP \$5.89 per unit



For more information, please go to website:
www.boral.com.au/landscaping
or call **1300 134 002**.

Plants Used

Agonis Flexuosa
Arthropodium Matapouri Bay
Lonmandra Longiflora
Hardenbergia Happy Wanderer
Eucalyptus Fic Sumemr red
Acmena Smithii
Westringia Fruticosa
Phormium Tenax
Metrosideros Exc Parnell
Festuca Glauca
Pennisetum Alopecuroides
Cordyline Australis
Dainella Seabreeze
Grevillea Moonlight
Banksia Spinulosa
Banksia Birthday Caldnels
Banksia Integrifolia
Acacia Fimbriata
Correa Alba
Eriostemon Myoporoides
Doryanthes Excelsa
Andeanthos Conninghamii
Lept Petersonii Copper glow
Banksia Serrata
Anigozanthos Flavibus
Miscanthus Sub Sarabande

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ADDITIONAL INTERIOR INFORMATION

Blue in master bedroom – Dulux Starlight Latte colour on landing and in main living room – Dulux Fudge

Furniture to put into the home

Valiant Hire supplied furniture for 7 rooms and the outdoor area for this house. Shaynna, Lisa, Jamie and the kids visited their Melbourne warehouse to source all the furniture for this show.

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."



Shaynna is dressed by:

Laura Ashley, Blessed, S&R Fashions