

EPISODE 4

SOUTH GRANVILLE

List Price: \$429,000
Sale Price: The vendors increased the listing price after the makeover to \$437,500.
Make over budget: \$6500

Overview of Areas worked on:

THE INTERIOR

The main goal with this house was to completely de-personalise and create space and light. Daphne's living room was too dark and felt very small because of the layout of the furniture and the abundance of knick knacks and decorative pieces. The first step was to completely pack away all the trinkets, remove the too big furniture and put it all in storage.

The entry way uninviting and cluttered. The side tables and mish mash of photographs were removed and replaced with a single lounge chair and decorated with some feature vases, creating a cute little reading nook.

The dark wood panelling in the living room was painted with a light, neutral colour to help reflect the light rather than absorb it. The painting was continued throughout the ground floor to include the dining room, the study, kitchen and back sunroom. Getting rid of all the other different wall colours creates a sense of flow through and light.

The large old-fashioned chandelier was replaced with a sleek and modern 3 globe fitting. Hire furniture in neutral shades and of a more appropriate size were brought in and placed around the edges of the room to leave the centre of the space free.

Shaynna's aim was to create clear pathways through the home that allows people to really get a sense of the ample amount of space the home has to offer. A luxurious plush pile rug, small coffee tables and framed prints finished off the bright but elegant look. The total effect was one of increased space and light.

All the windows in the living, dining and entrance rooms were dressed with both stylish block out curtains and plain white sheers, giving the whole area uniformity and instant elegance. The home office area just behind the living area and stairwell was tidied up and screened off as well as re-painted.

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The screen separates the area, meaning Daphne can be as messy as she wants in her work space, but that mess won't have to come into the eye line of a potential buyer. Simple sheer white blinds were also added to the window which looks into the back sunroom to allow the light in, but to keep the space private from the rest of the house.

The long dining room lacked any definition so a small dining setting was introduced at one end and separate sitting area was created at the other. Making sure that there was still plenty of space to walk in and around the room was key. Giving the space purpose but also accessibility only adds to the impression of a large family home.

In the kitchen, all the pink laminate and timber trim cabinet doors were freshly spray painted in a pale cream. The effect was two-fold – stylistically, it really pulled the look of the kitchen out of the eighties and into the present, and combined with painting out the pink walls, the kitchen gained a breezy lightness that just wasn't there before. A simple white blind replaced the old fashioned, dust collecting lace curtain.

The master bedroom with its massive and distinctive bed head, matching dresser and garish pink and red walls completely overpowered the senses. As the bed was a king size, removing the bed head and replacing this with a mass of beautifully decorated pillows and gorgeous LAURA ASHLEY bed linen were more than adequate to give this room an opulent luxury look. Smaller bedsides, a smaller matching dresser and long foot stool added to the room's sense of luxury but also meant that buyers could easily appreciate the room's great size. The walls were painted in a much less assaulting shade of Dulux Gentle Touch double strength.

The back sunroom which didn't seem to have any real purpose was turned into a second sitting area with a comfy neutral coloured two-seater, low pale timber coffee table and plush rug. A simple open-backed book shelf was placed across the opposite wall.

The upstairs bathroom was in great condition, it just needed to let go of its tacky lace curtain. As soon as Shaynna was gone though, Daphne put it straight back up again! Some old habits die hard...

THE GARDEN

Charlie's job on this house was not as extensive as some of our other projects as Daphne had kept her yards in pretty good nick. Having said that, just like inside, she'd filled the place with lots of little decorative pieces. Charlie did his best to get rid of the wind chimes and garden ornaments as best as he could under Daphne's glare...

The above ground pool area was dressed up and screened with lillipillies. The barbeque was painted and hot plates put in to make it more functional. All the old fairy lights were pulled down and the outdoor setting from the back sunroom was relocated to this much more appropriate position.

The biggest change in the front yard was pulling down the old metal fencing and replacing it with a cute white picket fence, and adding some pretty marigolds and bark mulch just in front to dress it up. The well established trees just in front of the windows were ripped out and replaced with much more modest sized port wine magnolia's. This means that more light will spill into the living room and it also means the house can be seen much more clearly from the street.

ADDITIONAL EXTERIOR INFORMATION

Materials for the picket fence cost \$1015. The fence was constructed with a treated pine frame with boards attached with a nail gun.

Plants Used

- 2 day lilies
- 9 Michelia figo 250mm
- 1 cordyline "red sensation" 300mm
- 3 nandina - the small fine leaf one not the regular one
- 9 cordyline strica 250 / 300mm
- 2 pandorea jasminoides 200mm – must have a bit of height so please check. Can change for something with a bit more growth
- 9 Gardenia radicans – 200mm
- 7 convolvulus sabbaticas – 140mm
- 3 New Zealand flax 250 / 300mm
- 5 lomandra 200mm
- 3 Dianella "little rev" 200mm
- 2 lemon trees
- 2 cumquats – all trees have to be full and to a height of approx 1.5metres.
- 5 acmena "resilience" 250mm

Tools used for the job

Active Hire supplied all the tools to transform Daphne's house.

- Air Compressor with nail gun
- Drop Saw
- Wheelbarrows
- Shovels
- Rakes
- Wrecking bar
- Cordless drill
- Brooms

Active Hire Group Pty Ltd

An Australian owned company, has been servicing the local Construction, Industrial and DIY community for the past

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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 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.



www.activehiregroup.com.au

ADDITIONAL INTERIOR INFORMATION

Downstairs – Dulux Gentle tough quarter strength.

Furniture to put into the home:

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 selected a few key pieces from Laura Ashley to lift the style of Daphne's home. She used a stylish headboard for the spare bedroom, beautiful bed linen for the master suite plus lamps and accessories.

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

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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.

List of Laura Ashley furniture used

| Product Description | Price |
|---|---------------------|
| Shaped Bedhead Queen Size | |
| Kelmscott Delphinium | Was \$995 Now \$595 |
| Carlyle Footstool Villandry Off-White | \$850.00 |
| Shalford White King Quilt Cover | \$169.00 |
| Shalford White Euro Pillowcase | \$39.95 |
| Shalford White Tailored Pillowcase | \$34.95 |
| Eva Champagne Tailored Pillowcase | \$44.95 |
| Eva Champagne Queen Quilt Cover | \$249.00 |
| Munroe Stripe Champagne Queen Sheet Set | \$289.00 |
| Kayleigh Eau De Nil Cushion | \$69.95 |
| Kayleigh Champagne 200x200 Bed Cover | \$495.00 |
| Butterfly Emb Gold 12" Shade | \$169.00 |
| Cameron Brass Candlestick | \$199.00 |

Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions