

EPISODE 6

COLLINGWOOD PARK

List Price before makeover: \$310,000
List Price after makeover: \$339,000
Sale Price: Currently still listed
Make over budget: \$ 7,000

Jason and Christine are budget sellers who hate agents. They can't understand why you would part with thousands of dollars in commission, when you could sell the home yourself. After all, it can't be THAT hard! 7 months ago they listed their modest Brisbane house on a DIY sell internet site. To save even more money, they didn't bother to order a sign or any marketing materials. The sole advertising push was down to one single website. Its no great surprise, but the house hasn't sold and there's been precious little interest. Can Andrew persuade our budget conscious couple agents are worth the commission, or will they insist on sticking with the DIY approach?

Overview of Areas worked on:

THE INTERIOR

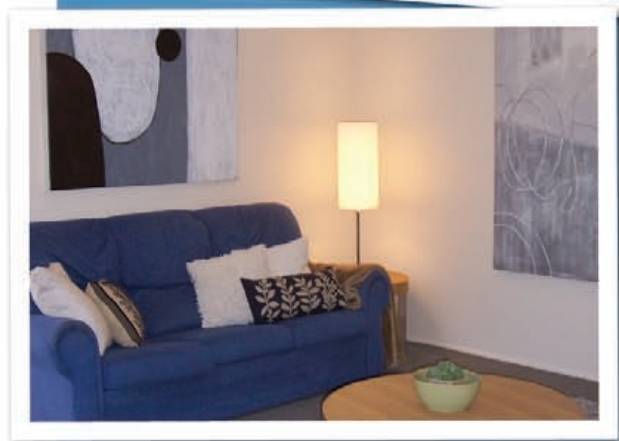
This is a first time buyers house and we didn't have a lot of money to play with. The \$7000 budget was split, with \$4500 for inside and \$2500 outside. Jason and Kristine's home was in desperate need of a paint job throughout. The couple had patched the walls, but they had not rubbed back the plaster or re-painted resulting in a patchwork quilt effect. We spent \$2000 of our \$7000 repainting the entire interior.

The kitchen was dated and cramped, with a large sink taking up most of the space to one side. On such a tight budget a new kitchen was out of the question, so Shaynna did a very great job of making this look like a new kitchen, without spending the funds. She added new bench tops on both sides of the kitchen, replaced the ugly bulky sink unit with a new flat pack cupboard and compact round sink. The old top cupboards were removed, and a new cupboard with frosted glass doors and some shelves were put in their place. The remaining units got a new coat of paint and some new handles. All of a sudden the tired kitchen, looked brand new.

The lounge room received a paint job and some smart new furniture courtesy of Valiant Hire. We re-used Kris and Jason's blue couches, but removed the bulky TV cabinet and added a new rug, cushions and stylish accessories. The dining area received new furniture and dressing; we even managed to move the overflow of the fridge and the microwave back into the kitchen. New light fittings were put into the house throughout.

The bedrooms got a modern new look with new paint, bedding, curtains and some items of furniture. The overall impression was a modern, family friendly home.

selling houses australia



EPISODE 6

COLLINGWOOD PARK

THE GARDEN

The front garden was just a featureless patch of grass with a half dead hedge, so Charlie worked hard to increase the overall kerb appeal. His first job was to create a path across the lawn to the front door. Charlie selected “Branstone Old Town” pavers from Boral to give the home some character. Next, he built a picket fence from treated pine to make the front garden more attractive and a safe area for the kids to play. To speed up the process Charlie hired a nail gun and compressor from “ACTIVE HIRE GROUP”, without it he would have been there all day. The whole effect was set off by re-planting Jason’s favourite bird of paradise into a pot by the front door.

Out the back, the lawn area was a weedy desolate wasteland, with no actual grass to speak of. Charlie re-turfed the entire yard with hard wearing couch grass for an instant lawn. The pool area was already landscaped, but the whole effect was rather thin on the ground, so Charlie removed the white pebble mulch, filled out the flower beds, and re-mulched with a natural wood product.

ADDITIONAL EXTERIOR INFORMATION

Plants Used

10 acmena smithii “resilience” 300mm
14 festuca glauca 140mm
3 agave attenuata 250mm
5 strelitzia regina 250 / 300mm
5 hymenocallis littoralis 200mm
5 cordyline fruitcosa (large purple leaves) 250mm
5 Phormium tenax 250mm
3 Liriope muscari 200mm
5 canna x generalis - 250mm redish leaves please
9 rhoeo bicolor 140 / 200mm
5 Blechium 200 / 250mm silver lady ferns
18 red geraniums for troughs 140mm pots

Tools used for the job:

Lawn mower
Wheel barrows x 2 or 3
Nail gun – paslode
Nail gun and compressor
Sledge hammer
2 long handled digging shovels
2 square mouth shovels
Brick layers trowel, and round nosed trowel
Timber drop saw
Cordless drill
Corded power drill
Small angle grinder with metal cutting disks
Pressure washer
Secaters

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

EPISODE 6

COLLINGWOOD PARK

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.

Branstone Old town pavers

Reviving the heritage of old world paving, Old Town flagstone and Cobbles have a unique profile giving them an aged appearance. Features a hand hewn texture and rustic appeal.



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

ADDITIONAL INTERIOR INFORMATION

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."



Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions