

## EPISODE 7

# BOTANY

<b>List Price:</b>	\$490,000
<b>Sale Price:</b>	\$490,000
<b>Make over budget:</b>	\$10,000

9 months on the market and not a single offer. Could the busy road and noisy trucks be putting buyers off, or maybe it's the outdated 80's décor? One thing's for certain, Tom's Botany cottage isn't selling. He bought the 2 bed house with his first wife ten years ago. Sadly, she passed away and Tom found new love with Teresa. They want to make a fresh start in Tasmania, they've sold the printing business but until the house goes, they're going nowhere. Can Andrew's expert eye help buyers see past the busy road and rumbling trucks? It's not going to be easy.

### Overview of Areas worked on:

## THE INTERIOR

Tom and Teresa's little house had good bones, but was in severe need of updating, so every room in the 2 bedroom cottage was tackled. The interior was painted throughout in soft neutral tones to make the space flow as one. The master bedroom was relocated from the front of the house into the spare room, as the road noise can get very bad at times. The new spare room was adapted to a bedroom / study and decorated in soft muted greens. The master bedroom was given a smart red and cream colour scheme with LAURA ASHLEY bedding and curtains to add a touch of class.

The lounge room was totally re-modelled to create a chic cottage feel. Gone were the old black leather sofas and circa 1980 TV cabinet, and in were the classic velvet lounges and low level TV cabinet from VALIANT FURNITURE HIRE.

The kitchen got a budget face lift, by replacing the cupboard doors for \$1250 courtesy of "DURIC INDUSTRIES". A new bench top and paint completed the effect.

Theresa felt the dark dingy bathroom underwent the biggest transformation of the entire house. We removed the awful 1980s boxy shower screen and replaced it with a smaller clear screen. The walls were painted white, as were the tiles behind the bath. The dark wood panelling was also painted white and a new vanity and mirror transformed the room into a bright modern space.

# selling houses australia



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### THE GARDEN

One of the houses biggest selling points was its enormous back garden, which was totally overgrown. Charlie set about opening up the space by removing the lattice between the patio and the rest of the garden. To open the space even further, the overhanging tree was pruned back to show the true extent of the space. The garden was weeded, the extensive collection of gnomes removed and the old pond cleaned out and revitalised. The arum lilies that had been taking over the pond, were transplanted around the garden and the old shed at the back was removed. New plants and some potted colour was added to fill out the space.

The front of the house was given a face lift too. The façade was given a modern new colour scheme. To separate the house from the road, Charlie added some Primadona in large pots, and a Maraya hedge in front.

For a final touch, colourful wall mounted planters were placed outside the master bedroom and lounge room windows.

### ADDITIONAL EXTERIOR INFORMATION

#### Plants Used

Murraya Paniculata  
Maxi Double petunia  
Cordyline red  
Lavandual Pipa  
Lavandula Avonview  
Assorted Bloomers  
Elaeocarpus Prima Donna  
Blechnum Silver Lady  
Cordyline Australis  
Phormium Maori chief  
Cordyline assorted  
Lomandra Tanika  
Pennisetum Rubra

#### Tools used for the job:

Shovel	2
Rake	2
Maddock	2
Broom	3
Cordless drill	1
Impact hammer drill	1
Guerney	1
Ladders	2 step ladder & extension ladder
Tarp	1
Wheelbarrow	1
Portaloos	

### 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, contaners, 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](http://www.activehiregroup.com.au)

### ADDITIONAL INTERIOR INFORMATION

#### Paint Colours

Hall, Lounge – Dulux Antique White USA  
Master bedroom Dulux Sandy Day  
Spare bedroom – Dulux Kahili  
Exterior paint colour – Dulux Sandy Day

## Kitchen

Replacement kitchen doors are a cost effective way of updating a tired kitchen. The kitchen doors for Botany were specially made to measure and supplied by Duric Industries.

## Duric Industries

Duric Industries was established in 2005 with a priority to make available expensive polyurethane kitchen doors available to the average person, we primarily focused on custom sizes keeping our products affordable while maintaining quality. As demand has grown for our cabinet doors we receive requests for other products including splashbacks which we are now introducing in our range of products. It was a natural progression to begin manufacturing painted glass splashbacks as this is in keeping with our current capabilities of polyurethane cabinet doors.

As with our bathroom furniture this has been more a case of customer requests than a predetermined expansion but as inquiries have grown so has the need to develop these products with the conscious decision to manufacture and finish products only in polyurethane paint. And now in 2008 we have decided to manufacture cabinets. Our main goal is to provide affordable products to all customers, We also are providing products for customers to improve their kitchens, bathrooms without incurring the huge expenses associated with kitchen and bathroom renovation, We often get comments of - Our cupboards are still ok but we would like to change the cabinet doors can we help WE CERTAINLY CAN.

Duric industries is a manufacturer and supplier of products only, We can come to site and measure and but we do not fit our products. Our products are exclusively for DIY projects we can pre drill bore holes for hinges to your old hole specifications, if you don't feel confident in measuring your cabinet doors no problems you can send or bring your doors direct to us and we will measure for you at no cost. We are primarily focusing on custom sizes for all our products whether you need a cabinet door a little bit wider or a bathroom vanity a little higher or longer we can help. So if you would like quality products at affordable prices contact Duric Industries Today.

Factory / Display  
9 Hughes St Londonderry NSW 2753  
Telephone (02)4578 1590 Fax (02)4578 7589  
info@duricindustries.com.au



[www.duricindustries.com.au](http://www.duricindustries.com.au)

## Furniture to put into the home

### Master Bedroom

Garrat Side Table Dark Chestnut, Fenn 12" Coolie Cream Shade, Rivett Large Glass Base, Sophia Ivory Queen Quilt Cover, Sophia Ivory Pillow Shams, Mohair/Boucle Cranberry Throw, Triple Pleat Curtains Pavilion Stripe Cranberry, Sq Cushion 50cm Self Piped Pavilion Stripe Cranberry, MTO Bedhead Queen Anne Caitlyn Cranberry Queen size

### Second Bedroom

Harriet Green Single Quilt Set, Harriet Gingham Green Euro P/cases, Shalford White sheets, Double Pleat Curtains Austen Biscuit, Gathered Sheer Curtain/s Sara Off White

### Lounge room

Montague Plain Burgundy Cushion, Montague Damask Burgundy Cushion, Florence Burgundy Cushion, Mohair Raspberry Throw, Fenn Pleated 16" Cream Shade, Alba Nickle Floor Lamp, Morgan Small Nickle Base, Delancy Natural Floor Rug, Henley Side Tables, Henley Console table dark Chestnut, Plain Roman Bld Lari Nat, Richmond 2.5 Sofa Caitlyn Biscuit

### Kitchen Accessories

Enamel Tray Cream, Red Stripe Small Jug, Red Stripe Large Jug, Red Storage Jars Set of 3, Cherry Enamel Jug

### Hallway

Malmaison Runner Ivory/Gold

## 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](http://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.

### Valiant Hire

Additional furniture and accessories were supplied by Valiant Hire, including the lounge entertainment unit, outdoor setting, consol table and artwork.

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