

EPISODE 9

COOGEE

List Price: \$3 million
Sale Price: Going to auction 24th May 2008
Makeover budget: \$30,000

Rhonda Martin is a colourful woman who has stamped her bright personality all over her Coogee waterfront home. Her long suffering husband Peter has painstakingly painted the ceiling roses to match the wallpaper, but was over the house and Rhonda's decorating ideas years ago. Peter wants to sell up and hit the road in their camper van, but Rhonda is yet to cut the grandkids apron strings. Two and a half years ago she agreed to put the house on the market – for four and a half million dollars! She's slowly coming round to Peter's way of thinking, and a more realistic asking price of three million. But even with the knockout views – there aren't many buyers who will pay top dollar to live in a kaleidoscope.

Overview of Areas worked on:

THE INTERIOR

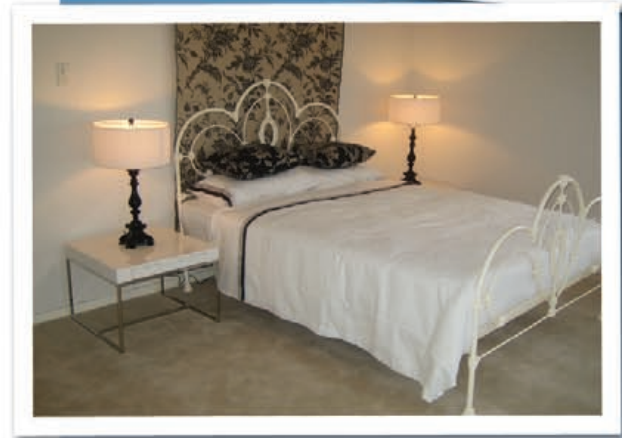
The most stunning thing about Rhonda and Peter's house was the panoramic views up and down the Sydney coastline, but the house was so colourful it was hard to see. Shaynna set about "neutralising" the interior by repainting the top 2 levels of the 3 story home in light modern tones. The idea behind this, was to instantly draw buyers eyes to the stunning view when they walked in.

That way, when you walk into the lounge room at the back of the house, your eye is instantly drawn out to the beautiful vista beyond. She also re-zoned the function of the 3 living areas to further emphasise the beautiful views. The first living area became the TV room and the next living room, which housed the staircase became a quiet sitting/ reading room. The lounge room with the view became a living dining area with no TV. White designer 'Le Corbusier' chairs were placed to give an upmarket feel. To finish the look we added stunning cowhide cushions and a zebra stripe rug from THE NSW LEATHER COMPANY and an amazing freestanding ECO FIREPLACE.

Kitchens and bathrooms were a big issue with this house, so we put a large chunk of our budget into addressing these key areas. A modern white kitchen was supplied and fitted by KITCHEN CONNECTION, and what a huge difference this made. The powder room on this level was updated with a new basin and bench also supplied by KITCHEN CONNECTION and upstairs the main bathroom got an entire new look, with new tiles from AMBER, new basin, toilet and bathwear – it was a huge job!

On the upper level, the 3 bedrooms received a new paint job. The master bedroom was fitted with a new carpet, and Peter's ingenious built in bed dismantled and replaced. Furniture was supplied by VALIANT HIRE and LAURA ASHLEY, to create an opulent luxury feel.

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The lower level of the house contained an enormous pool room which led out onto the pool area. This area was redecorated and dressed with rented furniture from VALIANT'S Sydney showroom. The theme was Moroccan, so Shayna chose modern wicker pieces and rich coloured cushions. Finally, the front entrance was given a more modern feel by removing the stained glass and replacing it with clear glazing.

THE GARDEN

Peter and Rhonda's garden was more of a series of 4 terraces, rather than one large space, so Charlie had a group of mini courtyards to address. Frequent rain storms made his job a lot harder, but he managed to get most of the work done for a stunning effect. The 2 main decks upstairs were totally bare, so Charlie added mature cycads in enormous aged looking terracotta pots to dress up the area. To give the bedroom deck a touch of class, Charlie constructed a Balianese style day bed using BORAL blue gum timber decking.

The next level down housed the outdoor entertaining area, bbq and gazebo. Here Charlie weeded and cleaned out the garden beds and improved the look of the BBQ and deck. The bottom level housed the swimming pool, and again there was very little in the way of dressing. Once again, Charlie used huge aged decorative pots and mature cycads to give a stunning resort feel.

Out front, the house had a garage and crumbling gate, giving very little kerb appeal. In fact, it said aged and run down to any buyers who got past this point. Charlie built some new modern full sized gates out of BORAL blue gum decking, which immediately lifted the look of the front yard. Next, he weeded and planted out the garden beds leading to the front door, and set the whole thing off with 2 pots.

The end result – a garden that was fitting for a three million dollar home!

ADDITIONAL EXTERIOR INFORMATION

Plants Used

- 2 Musa (Banana Trees) – 1.5 in height
- 16 Cycas Revoluta (Cycad or sago palm)
- 7 Crinum Pedunculatum (Crinum lily)
- 5 Blechnum Silver Lady (Silver lady ferns)
- 5 Clivia Miniata (Clivia) 14cm
- 5 Ixora Prince of Orange (ixora) 14cm
- 5 Calathea Assorted 17cm
- 2 Strelitzia Reginae (bird of paradise) 30cm

Tools used for the job

- Portaloos
- Hedge trimmers
- Poly float

- Sponge float
- Round nosed trowl
- Trolley for pots
- Digging shovels
- Power drill
- Cordless drill with extra batteries
- Digging shovels, long handles x 4
- Square mouth shovel x 2
- Wheel barrows x3
- Bins x 3
- Metal rake
- 4inch angle grinder with metal blades

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

COOGEE

Boral Timber Flooring

Boral supplied the timber decking we used to build the smart new gates out the front of Rhonda's and Peter's place. With a heritage of over 100 years, Boral Timber Flooring is Australia's leading timber flooring and decking manufacturer. Boral Timber Flooring has a wide range of Australian native hardwood timber species in a sustainable range of solid strip flooring, parquetry, prefinished hardwood engineered flooring and decking suitable for new homes, renovations and commercial projects.

Spotted Gum Decking

Timber decking has become increasingly popular as a way to maximise living space by providing a natural extension of the interior living space into the outdoors. It has also become very popular as a design feature in the garden for uses such as privacy screens, seating and fencing. Decking is extremely versatile and can be used as a pool surround and is excellent for steep building sites where land would otherwise be unused.

Native Australian hardwoods are an excellent choice for decking because of their high density, toughness and durability. Spotted gum is a native Australian hardwood which is noted as being one of the hardest and strongest timbers in the world making it ideal for decking. Spotted gum has a naturally beautiful appearance with its variation in colours from pale grey browns to soft creams to a rich chocolate brown. Being an Australian timber, Spotted Gum has the durability for the harsh Australian climate. Boral Timber decking is seasoned to ensure optimum hardness, stability and long service life. Boral Timber sources it's Spotted Gum timber from Australian Forestry Standard (AFS) sustainably managed forests.



Website: www.boraltimberflooring.com.au
Free call: 1800 818 317

ADDITIONAL INTERIOR INFORMATION

Paint colours used

All colours are Dulux:
TV room – Zen half strength
2nd lounge – Zen half strength
Main living room with views – Harlem half strength
Powder room – Harlem
Kitchen – Antique White USA

Upstairs:

Stairwell – Harlem half strength
Master bedroom – Zen half strength
2nd and 3rd bedrooms – Harlem half strength

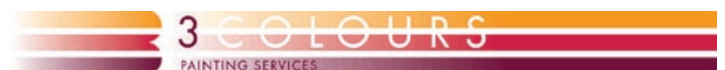
Downstairs:

BBQ – Capsicum red

3 Colours

We used 3 Colours Painting Services to paint the interior. 3 Colours Painting Services established itself in the Sydney painting and decorating market over 10 years ago. Since that time we have continued to offer a wide range of services to our residential and commercial clients based on the highest level of quality craftsmanship. We can proudly stand among the elite painting companies in Australia whose Dulux accredited status is a testament to the level of workmanship and professionalism provided by Marek and his team of dedicated painters.

3 Colour Painting Services specialises in all aspects of painting and decorating in residential and commercial applications using only the best products available to the industry. Our skilled staff are fully qualified in aspects of their craft.



<http://www.3colours.com.au/>
Phone: 1300 88 36 35

Amber Tiles

All tiles and codes were sourced from the NSW Kingford store

ESM336 - green 200mm x 200mm \$26m/sq (kitchen splash back)
ESW373 - white gloss 300mm x 450mm \$33.95m/sq (bathroom walls)
ESF1203 - grey porcelain 300mm x 300mm \$54.95m/sq (bathroom floor)

Looking for stylish designs for the indoors and out?

Amber has the answer

If you are looking for the latest home designs and trends from Australia and overseas, you can't go past Amber. Amber offers an extensive range of porcelain and ceramic tiles, natural stone, concrete and clay pavers, timber flooring, retaining walls and artificial grass. For inspirational home ideas, professional advice and quality products at affordable prices, visit your local Amber store.



For more information, go to www.ambertiles.com.au or call us on 1300 362 241.

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KITCHEN CONNECTION

Kitchen Connection supplied and installed a stunning modern new kitchen, plus a built in vanity cabinet for the powder room.

As this county's leading kitchen specialist, Kitchen Connection offers a dynamic range of kitchens unmatched by any other kitchen retailer. With over 60 years experience in the kitchen industry, Kitchen Connection appears at the forefront for the kitchen design market in Australia, sourcing products and design trends from across the globe. The company is dedicated to the brand vision of seeing Kitchen Connection become the leading national brand in the mid to upper kitchen renovation market. In achieving this goal Kitchen Connection is bringing credibility and professionalism to an industry previously dominated by smaller independent companies. Kitchen Connection really is where it all comes together.



www.kitchenconnection.com.au

ECO FIREPLACE

About EcoSmart™ Fire:

Brainchild of visionary Australian design group The Fire Company, the EcoSmart™ Fire is a breakthrough concept in environmentally-friendly open fireplaces. A bold style of contemporary 'furniture' combining unique EcoSmart™ Technology, superior materials and quality manufacturing, the EcoSmart™ Fire offers unprecedented design flexibility that is firing up the imaginations of people worldwide.

More than 10,000 EcoSmart™ Fires have now been installed in 42 countries across an eclectic range of residential and commercial environments including UK hairdressing salons; the Platinum House in the US (the greenest house on the planet); renowned Vapiano restaurants (one of the world's fastest growing restaurant chains); the eco-suite in Toronto's Element complex; the Hyatt Hotel at Fisherman's Wharf in San Francisco; a Sheikh's palace in Qatar; high-rise residential apartments in Queensland, a boutique resort in Germany; luxury lodge on Australia's Kangaroo Island; ski resorts in the Australian snowfields; the Westin Hotel in Paris; the Grand Hotel et de Milan (the residence of Italian and international personalities); and luxury cruisers.



For further information contact info@thefirecompany.com.au or visit www.ecosmartfire.com

NSW LEATHER COMPANY

NSW Leather Co is a wholly Australian owned 3rd Generation family business existing now for over 50 years. We specialise in the wholesale and retail supply of high quality leathers and cowhides for all markets especially to the Interior Design, Furniture, Homewares and Decorative sectors. We have the largest range of cow rugs, cushions and decorative hides in natural finishes as well as high end coloured rugs and patchwork made to measure rugs to suit all residential and commercial applications.

The rug we have shown in the house is our Black on White Zebra printed Cow rug. We retail this for \$495 each in a regular size of approx 3 s/metres. We also can offer larger sized Zebra printed rugs on white or coloured base with Black print for \$950 each in a size approx 5 s/metres.

The 3 cushions we have shown are our Black/White natural patchwork cushions with hair on both sides in a size of 60 x 60 cm. We retail these for \$140 each. They are available also in Brown/White and can come in smaller sizes of 40 x 40. We also have many more cushions in varying colours and qualities at all different prices.



NSW LEATHER CO.

Sydney

707 Elizabeth Street Waterloo NSW 2017
Ph: 02 9319 2900 Fax: 02 9698 4747
Email: nsw@leatherco.com.au

Melbourne

107-109 Sackville Street Collingwood VIC 3066
Ph: 03 9417 3466 Fax: 03 9416 1514
Email: nswmel@leatherco.com.au

www.nswleather.com

COOGEE

Furniture to put into the home

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

List of Laura Ashley furniture used

Sku's	Product Description	Price
MASTER BEDROOM		
03220246	Somerset Queen Cream Bed	1
03244693	Provencale Ivory Side Table	2
1225439	Sophia White Queen Bedcover	1
1229474	Imogen Charcoal Queen Sheet Set	1
1228099	Micro Fibre Queen Duvet	1
SPARE BEDROOM		
03362262	Hastings Single Cream Bed	1
03244709	Clifton Half Moon Chest of Drawers	1
05135629	Clifton Side Table	1
1229265	Daisy Blue Single Quilt Set	1
1229293	Gingham Pale Blue Single Sheet Set	1
1228097	Micro Fibre Single Duvet	1
MAIN LOUNGE		
1229401	Darwin Vintage Leather Chair	1
SECOND LOUNGE		
1229376	Colinton Pica Eau De Nil Chair	2
03376591	Garrat Library Plinth & Top Set	1
03376589	Garrat Library Storage Box (1)	3

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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