

EPISODE 2

WALKERVILLE

Allan and Anita Day are trying to sell a secret; a half renovated house in Walkerville, Adelaide. The property has been “unofficially” on the market for 2 years with a local agent, but Anita refuses to pay for advertising and has resorted to marketing by word of mouth!. The Days are no rookie developers, they’ve already successfully renovated and sold 2 properties, but number three is a different story. With 2 young boys in the house, renovating is almost impossible. On top of that, Allan is away Monday to Friday working in Canberra, leaving little time for doing jobs at the weekend. The family are desperate to sell up and move to be with Allan full time, but until the house is finished, there is little hope they will sell. Can “Selling Houses” save the Days!

Overview of Areas worked on:

THE INTERIOR

The Days house would be architectural living at its best, if it was ever finished. So the Selling houses crew had the most enormous job ahead trying to bring up to standard for the market. Everywhere we looked there were jobs to be done, and the list seemed to be endless!

The hallway was totally unfinished. There was no skirting, no handles on doors and the paint job was white undercoat. We re-painted, finished off the detail jobs and dressed the entrance to impress.

The lounge room wall had a huge hole covered in plastic instead of a window, so the first job was to brick the hole up. Once that had been completed, the skirting could be finished and the walls painted. The final addition was new furniture and a and a stylish hanging fireplace courtesy of “Apartment by Design”.

The kitchen / family room was in pretty good shape, only required a coat of paint. The new furniture was supplied by Laura Ashley, and the colourful rugs were courtesy of “The Rug Collection”.

All the bathrooms were unfinished, but luckily Anita already had most of the items needed to complete them. We concentrated on the ensuite, fitting a stone bench for the vanity and a new heated towel rail supplied by Heirloom and fitted by the “Adelaide Plumbing Building Centre”.

The house received new carpet and all areas were furnished and dressed courtesy of Laura Ashley. Shaynna created computer artwork, plus extra artwork was sourced from Adelaide artist, Tori Begg.

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THE GARDEN

Charlie faced the same problems outside, as Shaynna faced inside. Lots of jobs started, but nothing finished. The front yard had a few plants, but it looked rather sparse. Charlie conditioned the soil and filled out the beds with a variety of phoriums. The wall to the side of the house was rendered to match the main building.

The floor to the front entrance was just bare concrete, so we used tiles the Days had already purchased to finish off the area. The whole entrance needed a coat of paint and Charlie used contemporary pots to frame the front door.

The main garden was at the side of the house, but it was full of dead grass, scruffy decking and general building rubbish. The whole area received a big clean up and the decking privacy screen was cleaned and re-oiled by local Adelaide firm "All Decked Out". Anita and Alan had already started a water feature, but like most things it was far from finished. Charlie created a raised pond of cobblestones, and faced the water feature with acid distressed zinc.

The rest of the area received new planting and turf to create the ultimate low maintenance city slicker garden.

Plants Used

Aloe Big red
Echeveria Blue Curl
Leucadendron Safari Sunset
Phorium Bronze warrior
Phorium Tenax
Pitt silver sheen
Viburnum Tinus

ADDITIONAL EXTERIOR INFORMATION

KENNARDS HIRE

Kennards supplied tools to complete this renovation.

Kennards Hire is proudly Australian owned and operated, with 60 years experience in the hire industry. Here are a few of the many reasons why our customers continue to hire from Kennards:

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Tools used for the job

- Pressure washer
- Cordless drills
- Shovels
- Rakes
- Brooms
- Level
- Ladder
- Metal cutter
- Wheel barrows
- Wet saw

ALL DECKED OUT

The decking received a total overhaul by Adelaide firm "All Decked Out"

All Decked Out provides high quality design and construction of decks, pergolas, carports and decorative fencing. Having done so since 1993, we have developed an excellent rapport with our customers in the bayside, inner and south eastern suburbs. From your initial obligation free fixed quote, through to design and construction, All Decked Out is always conscious of your living needs and provides a clean hassle free and safe work environment.

We currently have a small display at home ideas centre based in Oakleigh, 1686 Princess Hwy, Display 238 Home Ideas Centre. You will be able to see a range of decking including bamboo, plastic and other environmentally friendly options.

ALL DECKED OUT

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Call Luke 0417 397 535

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ADDITIONAL INTERIOR INFORMATION

IKEA

Pomp lantern glass
Storm floor lamp
Ribba black frames assorted sizes
Statist decoration tree
Salong Vases
Orgel floor lamp

Assorted cushions from Target (entry and lounge)

Paint used

Timberwork – Stowe White – DULUX
Entry Walls – Barren – DULUX
Walls Lounge/Dining/Family Room – Barren – DULUX

Furniture to put into the home

1x Richmond 2.5 Seater – Caitlyn Biscuit
2x Wessex Chairs - Maxwell Cranberry

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

APARTMENT BY DESIGN

The stunning fireplace was supplied by “Apartment by Design”

The Apartment By Design concept is to offer all products that go into living in a modern environment. These exclusive products are for people who appreciate quality and individuality. From rugs to lighting; furniture to art; Fireplaces ; and even the neighbourhood you live in - Apartment By Design aims to introduce the best in quality to all of these areas. Apartment By design Represents its designers exclusively in Australia and New Zealand offering a unique and functional range of Designs. All products are designed and produced by their designers ensuring the highest quality.

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APARTMENT
BY DESIGN

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THE RUG COLLECTION

The stunning rugs were supplied by the rug collection

The Rug Collection in twelve short months has quickly established itself as a leading wholesale supplier of rugs throughout Australia. With a predominantly wool based range, The Rug Collection has also launched 2 collaborations with Australian designers and artists, firstly with leading textile designer Nicola Cerini and followed up with an indigenous collection with 3 diverse Aboriginal artists.

THE
RUG
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WALKERVILLE

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Website www.therugcollection.com.au

ADELAIDE PLUMBING BUILDING CENTRE

The contemporary heated towel rail in the master ensuite was supplied by Heirloom International and fitted by Adelaide Plumbing Building Centre

Adelaide Plumbing and Building Centre was established in 1980 and is one of Adelaide's leading suppliers of bathroom, kitchen, laundry and building products.

Conveniently located within 1km of Adelaide's CBD, Adelaide Plumbing and Building has one of the largest showrooms in South Australia.

Adelaide Plumbing and Building philosophy is to make customer life easier by providing a wide range of quality products with professional and reliable advice. We go out of our way to help and satisfy the customer needs. Great emphasis on the right selection to suit application, lifestyle and budget.

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HEIRLOOM INTERNATIONAL LIMITED

Heirloom International is a long established and leading manufacturer and distributor of bathroom products. The company has an enviable reputation for supplying high quality products with design flair to deliver "Bathrooms with Style".

The company is recognised as a reliable and responsible business partner that supports its products with extensive product information and superior customer service. All products carry warranties that the company fully supports.

Heirloom products are available from plumbing merchants and building supply outlets. The Heirloom ranges of products are distributed in Australia by Bathroom and Kitchen Supplies Pty Ltd.

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OPTEON PROPERTY GROUP

Selling Houses uses Opteon property group for its valuations

Opteon is Australia's largest independent property services firm providing professional valuation and quantity surveying advice. Situated in 32 locations around Australia, Opteon specialises in providing valuations for vendors (Opteon Sellright™) and valuations for potential purchasers (Opteon Buyright™). Opteon also provides specialist ATO compliant Tax Depreciation advice for property investors.



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PRICEFINDER

PriceFinder (formerly PDSlive) is Australian owned and encompasses everything in property offering the widest ranges of property information on every one of the 10.2 million properties in the country. PriceFinder's flagship application offers automatic calculation of indicative market value for properties, displaying 6 comparable sales in which users can then score each against the target property to refine the current estimated market value. PriceFinder claim that the interactive scoring of comparables yields very accurate estimate figures for market value and rental levels.



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