

EPISODE 4

KURRAJONG HEIGHTS

List Price: \$649,000 (Adjusted to offers over \$580,000 after the makeover)
Sale Price: not sold yet
Make over budget: \$10,000

Joe and Iris Smithers live in green chance paradise on a two and a half acre block is nestled into the foothills of the Blue Mountains. But living on acres is hard work and the upkeep is becoming too much for 71-year-old Joe. So two and a half years ago Joe and Iris put their beloved home on the market with a plan to downsize. But after 4 agents and a price drop of a whopping \$145,000, there are still no takers and time is running out. Joe, who was adopted as a baby, has recently found his brother, sister in law and cousin back in the UK. He's desperate to spend time with them, but without the money from a sale he can't afford to travel.

Overview of Areas worked on:

THE INTERIOR

The house was in good condition, but the interior was stuffed full of artwork and ornaments, so the first job was a massive de-clutter. With a blank canvas, we painted the entire ground floor and added new furniture throughout. Previously, the lounge room had been dominated by Joe's massive TV cabinet, but Shaynna re-arranged the room to take in the views of the deck and countryside. The windows themselves were framed with light curtains, creating a modern country feel.

Upstairs, the passion red carpet made the house feel very dark and dingy. Shaynna selected a modern neutral tone from Carpet Choice, which immediately let light into the space. The area had new curtains, lighting and furniture from Valiant Hire to complete the look.

THE GARDEN

Much of the land was on a slope, so Charlie decided to make the most of the enormous flat deck at the back of the house. Dark colours made the deck feel old fashioned and uninviting, so Charlie repainted the entire area in cream and terracotta. Iris's enormous collection of plants were sorted, repotted and placed around contemporary rental furniture from Valiant Hire. To complete the space and take in the stunning views, Charlie made an enormous day bed out of stainless steel and Spotted Gum hard wood decking boards from Boral.

The front of the house did little to inspire the imagination, so Charlie repainted the front door in a light cream and created 2 contemporary wall planters out of rusty steel and galvanized wired. Once they were planted with orchids they made the perfect decoration for the front door.

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To finish off, Charlie got on top of the maintenance jobs Joe could no longer do – like trimming branches, and cleaning the leaves off the carport roof.

Plants Used

Iris and Joe already had an abundance of plants, so we only needed to purchase 20x small Dendrobium Orchids

ADDITIONAL EXTERIOR INFORMATION

Two pots for front door
One pot for top balcony
Potting mix
X2 700mmx1000mm steel panel
X4 Dyna hooks
Galvanized sheeting inch by inch
X2 litres of hammered finish charcoal anti rust paint
Steel frame for day bed
50m of spotted gum decking (86 x 20mm)

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:

- An ever-increasing range of well-maintained, reliable equipment.
- Longer trading hours, 7 full days per week, and 361 days per year.
- Kennards Hire rates are all-inclusive including GST, Damage Waiver, and Stamp Duty
- 24 hour access to equipment hire or breakdown service
- Well trained staff, that understand the capabilities of each piece of hire equipment

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Tools used for the job

- Digging shovels
- Wheel barrow
- Chain saw & equipment
- Pressure washer
- Metal and plastic rakes
- Cordless drills
- Drop saw

- Metal grinder
- ladder

BORAL

Timber flooring

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, pre-finished 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 a 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 used: All Dulux Colours
Master bedroom - Ecru
Lounge/Living areas – Ecru
Hallway – China White
Office – China White
Decking – Ochre
Handrails – Whisper White

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VALIANT HIRE

We used a variety of rental furniture to create the look for Iris & Joe's home from Valiant's Sydney showroom.

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."



CARPET CHOICE

We used Mill Point Polypropylene Textured carpet for the master bedroom and hallway.. It is a perfect choice for those looking for quality and affordability in a carpet with modern styling. There are 7 colours available and has a 7 Year Wear Warranty. Mill Point has been designed exclusively for Carpet Choice.

At Carpet Choice, we pride ourselves on the fact our Stores all combine an extensive knowledge of the carpet industry with years of experience. This knowledge comes from thorough training in all aspects of product, customer service, colour, decorating and design. At Carpet Choice we understand that floor coverings help create the mood and style of your home. They are statements of your personality in home decoration, design and lifestyle. So it is important to us that, when you visit a Carpet Choice store, you can be sure of an enjoyable experience and confident we'll help you make the right choice of flooring for your home. Visit your nearest Carpet Choice store where you will see a wide variety of carpet, timber, laminate and vinyl all in the latest styles and colours. The perfect flooring solution for your home awaits!



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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.



www.pricerfinder.com.au

Other Trades

We used Don Sallustio Painters – 0414 677 241
Electrician – Brd Morris Electrical – 0418 968783
Removalists – AJ Roberts