

EPISODE 5

PORTARLINGTON

List Price: offers over 1 million
Sale Price: \$1,005,000
Make over budget: \$22,000

Gill and Diane are sea changers with a travel bug. They are desperate to sell their waterfront Portarlington home, so they can hit the road and explore Australia. They've already bought the caravan, but worse still, they've purchased a smaller house, without selling their old one first. Financially, they're pushed to the limits and heading for disaster. In 8 months, they've only had 2 viewings. Could the dated interior be turning buyers off, or is it the record price tag, of 1.2 million dollars?

Overview of Areas worked on:

THE INTERIOR

Architect designed in 1990, this house looked more like a relic of the 50's than a swish modern pad. The brick interior and strange design made the house feel dated and dingy, and the great views just weren't enough to attract a buyer. Our key focus was to modernise the interior and reduce the impact of the dated areas. The kitchen was a little old, but it was good quality and acceptable. The bathroom on the other hand, was pink and ugly, so it had to go.

We used National Tiles and Kohler bathroom products to create an executive look bathroom. The only item remaining was the spa bath, which was resurfaced with white enamel to match the new double vanity, shower and toilet.

The master bedroom was given new dressing, along with the spare bedroom downstairs. The front entrance was painted in a lighter colour and Shaynna added funky furniture and modern art, to take the focus off the big wooden spiral staircase.

Upstairs the ugly brick walls were painted with a white textured finish. We couldn't afford to replace the pink carpet, but it actually looked tasteful when matched with white walls and new furniture.

With such an ambitious bathroom makeover, there was no money in the budget for a new kitchen. Instead, Shaynna replaced the splash back with dark tiles to blend with the workbench. Such a simple addition gave the kitchen a whole new look. The same treatment was given to the quirky indoor BBQ room.

The overall look was a light contemporary beach house.

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THE GARDEN

The front of the house looked as dated as the inside, so it needed a radical face-lift. Charlie decided to render the front facade of the house and a low wall running down the side of the drive. We used a pre-tinted acrylic render so there was no need for painting and the results were stunning.

Gill and Diane's existing weather worn plants did nothing for the new façade, so Charlie replaced them with sharp architectural planting. To finish the place off, he created a contemporary slatted wooden sculpture to hang opposite the front door.

The back was more of a parking area than a garden, so Charlie tidied out the shade cloth green house and the garden beds to tidy the place up.

Plants Used

11 x purple phormium tenax 200mm pots
3 x large purple cordyline australis 400mm pots
16 x grevillea thelemanniana (green gem) 200mm
9 x large phormium tenax 250/300mm bronze/purple
6 x Kniphofia
1 x Aloeferox
8 x New Zealand Flax
1 x Echieveria (black prince)
Pine Bark Mulch
Kikuyu grass
Organic compost
Potting Mix

ADDITIONAL EXTERIOR INFORMATION

Rendering

Anakie Rendering – Benny 0414 599 744
Colour - Driftwood Sand - Warm Neutral - Dulux

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
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Tools used for the job

- Digging shovels
- Black bins
- Cordless drills
- Hammer drill
- Drop saw
- Wheel barrows
- Pressure washer
- Blower

ADDITIONAL INTERIOR INFORMATION

Paint used

Timberwork – Male full strength (satin finish)
Entry Walls – Male half strength (fine texture paint)
Master Ensuite Walls – Male half strength (low sheen)
Upstairs Brickwork – Male half strength (Fine Texture)
Downstairs kids bedroom – Male half strength (fine texture)

Bathroom Renovation

We used the following tiles to create a new look for Gill and Diane's house.

Bathroom floor & feature wall – Stratos chocolate polished 300x600
Bathroom remaining walls – gloss white 330x80
Kitchen – Café Cino Matt 100x300
BBQ Area – Gloss plain white 300x450

NATIONAL TILES

At National Tiles our vision is to help our clients bring their vision to reality by providing products and services that meet their expectations at every level. With 30 years experience, our market knowledge, attention to detail and expertise within tile, stone and laminate timber flooring delivers professional outcomes for our clients – every time.

National Tiles Clientele includes commercial, retail, domestic builders and the tile trade. We have the buying power and the national distribution capabilities to ensure accurate and timely delivery for every client. National Tiles imports over 2000 containers yearly and hold in excess of \$14million in stock.

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Our large and extensive range appeals to everyone across the spectrum of all tile requirements. We have established ranges in floor and wall tiles, glass mosaics, borders, feature products and laminate timber flooring. All of which are available in various sizes, textures and colours, with materials ranging from ceramic, glazed porcelain, fully vitrified porcelain, glass, marble, granite and other natural stones.

The National Tiles network incorporates 14 state of the art showrooms in Victoria and Queensland, these design centres are fully equipped to handle all aspects of today's tiling needs.



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KOHLER BATHROOMS

Kohler supplied the double vanity, toilet and tap ware for our makeover

Founded in 1873 skills have passed down through generations combined with innovative techniques and timeless design to establish the enduring character for which KOHLER® is known.

There is no substitute for the knowing hand that sculpts the rim of a washbasin or the eye that succinctly measures the thickness of enamel on red-hot cast iron as if by instinct. This experience is bold. This experience is art. This is Kohler.

A heritage of making finely crafted bathrooms comes to play in everything we do; Kohler Co is the only one stop bathroom solution provider in Australia. It advances the trend toward increased luxury in the home by fostering the master suite concept.

- Console tables and bath vanities share a unity of design with bedroom furnishings.
- Electronics and other technological improvements enhance the bathing experience and also contribute to an array of stylish toilets, faucets and showerheads engineered to promote water conservation.
- Innovative showering products and luxurious whirlpool baths transform bathrooms into relaxing retreats in an otherwise fast-paced world.
- Decorative fixtures, textured surfaces and expressive colours elevate the rituals of everyday living to an art form

Kohler Co Australia also is the leading manufacturer of Englefield acrylic bathroom fixtures.

THE BOLD LOOK
OF **KOHLER**®

Kohler Co. Australia
Unit 10, 79-99 St Hilliers Road Auburn 2143
Contact Number 1300 362 284

Furniture to put into the home

VALIANT HIRE

We used a variety of rental furniture to create the look for Diane & Gill's home from Valiant's Melbourne 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."



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.

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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.

Laura Ashley products loaned for the house

Master Bedroom

Shalford White Queen Quilt Cover & sheets
Shalford White Tailored Pillowcase
Mohair Eau De Nil Throw
Lucille Truffle Cushion 45x45
Babington Eau De Nil Cushion 40x40
Alberton Chair in Melbury Eau De Nil
Stanton Leather Bedhead

Spare Room

Somerset Single Cream Bed
Clifton Ivory Side Table
Frankie Natural 170x240 Floor Rug
Shalford White Single Quilt Cover, sheets and pillow cases
Lemington Spot Raspberry Throw
Fenn Raspberry 12" Silk Shade
Cameron Brass Candlestick

Living room

Winchester 2.5 seater sofas in Dalton Natural
Cambridge Chair Maxwell Natural

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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Trades

GLR Solutions Electricians – 0425 798 788

Bellarine Plumbing Services – 0408 554 043

Bathmaster Resurfacing Specialists – 0416 083 935

MJ McGraph Painters – 0400 585 799