

EPISODE 9

SAN REMO

List Price:	\$380,000
Sale Price:	\$360,000
Make over budget:	\$8,000

Sally Gillings is hopping mad. Her house is full of all things frog, ceramic frogs, stuffed frogs, frog pictures; she even has a three-wheeler motorbike decorated with... frogs. She and partner Brian have been trying to sell Sally's 3-bed San Remo home for over 4 years, but they haven't had a single offer. The couple are desperate to pack up and take off on their bikes round Australia, but until they find a buyer they're stuck at home. Good health is not on their side either, so their time to travel is running short. The house is too big for their needs and too expensive to maintain, but with little money to update the tired interior, their dreams are on hold.

Overview of Areas worked on:

THE INTERIOR

After 4 years on the market Sally's and Brian's house was very tired. Sally had tried to present the place ready for sale, but certain areas were still lacking. Then there was Sally's frog collection! She told Andrew she had packed a few thousand away, but even then the house was filled to the brim with frogs!

Our team's first job was to remove the remaining frogs and 16 years worth of trinkets and furniture, only then could they get to the walls to paint. Almost every room was painted in modern neutral shades, to freshen up the look of the house. The lack of any light shades made the place feel unfinished, so new fittings and covers were installed throughout.

The next focus was the dated window coverings. Vertical blinds were doing little to help the style of the house, so we replaced them with new rods and neutral curtains from Spotlight.

Like a lot of older properties, the house suffered from a dated kitchen and bathroom. The budget was so tight we couldn't afford to tackle both, so the kitchen won the day with a new splash back from National Tiles and a new work bench. The cupboard doors and drawers were painted with a light bright shade, for a cost effective makeover.

The furnishing style was beach house chic, with a touch of Bali. Valiant Hire supplied stunning new furniture, soft furnishings and rugs to create a slick designer finish.

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THE GARDEN

Outside, the house looked more like a beach shack than a desirable holiday home, so Charlie had to perform miracles on a very tight budget. The house was lacking any form of driveway and the vehicles were parked on the grass. This was hardly creating the right impression to potential buyers, so Charlie created a budget drive way using pebbles and pavers from Boral.

The house had to compete with modern contemporary holiday homes, so we repainted the front façade in neutral colours, and dressed the front deck with stylish furniture from Valiant to make the most of the sea views.

The existing overgrown flowerbeds were cleaned out and replanted with modern architectural style plants and the front fence was given a lick of paint. By the time the team had finished, it looked like a cute contemporary beach house.

With most of the money spent on the front, the back was more of a tidy up. Dogs had ravaged the yard, so Charlie's first job was to remove the concrete path and dead turf and lay a new lawn throughout. The tatty flowerbeds were replanted with hardy varieties and the rear deck was painted and dressed with modern cane furniture courtesy of Valiant Hire.

Plants Used

X2 Cordyline 'red sensation'
X4 adenanthos
X22 escallonia
X12 phorium tenax maroi magic
X15 echium
Kikuyu turf

ADDITIONAL EXTERIOR INFORMATION

Chain for bar and basket
Hardware for hanging baskets
One sheet of inch by inch galvanised mesh sheeting
Pots for front door

Tools used for the job

- Digging shovels
- Wheel barrows
- Cordless drills
- Extension leads
- Rakes
- Brooms
- Pressure washer
- Wakka
- Blower

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

Check out Kennards website for a branch near you



www.kennards.com.au

BORAL PAVERS

We used Boral's Promenade range in Sahara to build Sally and Brian's new drive. This large format paving range features simple, clean lines to enhance everyday living and is perfectly priced to suit moderate budgets.

The selection of Boral concrete pavers bring style and elegance to every landscape design including pool surrounds, patios, courtyards, garden paths & driveways while Boral retaining walls offer smart design options for all outdoor areas of your home including garden edges, terraces and ponds.



For more information, please go to website:
www.boral.com.au/landscaping
or call 1300 134 002.

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ADDITIONAL INTERIOR INFORMATION

Paint used

Dulux Handmade Linen – Walls
Dulux New Neutral – Kitchen cupboards
Dulux Ceiling White – Ceiling
Accent Earth Shadow – Exterior timberwork
Accent Warmer Grey – Deck
Dulux Jodhpurs ½ strength – Exterior walls

VALIANT HIRE

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



SPOTLIGHT

Spotlight supplied Curtains and curtain rods for Sally and Brian's house

With over 90 stores Australia wide Spotlight is Australia's largest retailer off dress fabrics, craft & home interior ideas.

Rods – Window shade in walnut
Curtains - Loom Scapes - Boston Rib Natural

Call 1300 305 405, or visit www.spotlight.com.au

NATIONAL TILES

We used white tiles from National model no: MAXWPO14 for the kitchen splashback

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.

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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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.



phone: 1300 733 693

www: www.opteonpropertygroup.com.au

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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.pricefinder.com.au