



Website/Supplier Fact Sheet **Bateau Bay, NSW**

Margot and Ross moved to the Central Coast of NSW from Western Sydney in 1988. Ross was a truck driver and Margot a stay-at-home mum for their 4 children. They settled in Bateau Bay and for many years their rather unique property was the much loved family home. Now the kids have gone, Ross and Margo would love to downsize, but buyers aren't exactly queuing at the door. Their house isn't your average suburban offering; It's more fiesta than siesta and would look more at home in Spain's Costa del Sol, than a quiet Aussie beach suburb. The unique Mediterranean characteristics have been toned down over the years, but the combination of extreme tiling in the bathrooms, dark wall colours and abundant archways are simply too much for buyers to stomach.

Summary of works – Interior

This was a huge house, with a great layout, but the décor was an assault on the eyes. It was a case of picking the battles, to make it more appealing, without over-capitalising.

The walls were in great condition, but each room had a different coloured feature wall, making the space feel disjointed. Black trims and beams visually closed the space in, while exposed brick walls made the whole interior feel dark and dingy.

Shaynna's solution was to keep it simple. The brick walls were covered with plasterboard and the walls painted in a single light colour, called Mauve Shimmer by Taubmans Endure. There wasn't the budget to paint out the beams and trims, so she left the beams and painted the dark trims in Mauve Shimmer half strength, to blend with the walls. Her final trick was to use darker blinds in the lounge room, to tie in with the remaining dark ceiling beams, to create a feeling of balance.

Shaynna kept the patterned floor tiles in the hall, as they worked well with the new neutral colour theme, but replaced the floor in the kitchen and sunroom. She used a durable vinyl plank by Choices called Genero Clic, in a colour called Forest Oak, to add a sense of warmth. In the stairs and bedrooms, new carpet added a touch of luxury underfoot.

The kitchen was in good shape, and just needed a few simple upgrades to bring it up date. We squared off the arch over the cook top area, put in a new range hood, oven and dishwasher. The exposed brick wall was covered plasterboard and the new vinyl look wood floor, gave the space a modern look.

The main bathroom was possibly the worst we have ever seen on Selling Houses and was a 70's fluro assault on the eyes. It would have cost big money to rip it out and start again, so it was a case of neutralising and modernising on a shoestring. Shaynna squared off the arch over the bath and sprayed the wall tiles cream. New floor tiles gave the impression the whole room had been re-fitted and a quick spray for the vanity and new taps completed the project.

Summary of works - Exterior

This house had such strong architecture, but the blue/grey colour didn't suit its Mediterranean style. Charlie decided to warm things up with a rich cream colour from Taubmans Endure called "Burma Buff". This improved the street appeal and a feature pot with a Gardenia Florida welcomed buyers to the front door.

The houses biggest selling point was the pool, so Charlie threw most of his budget into improving the presentation. The fence was in good condition, but its position chopped the space up and didn't leave room for outdoor entertaining. Charlie replaced the fence with glass panels to allow a clear view across the pool, and by moving it just a few meters created enough space for a table and chairs. He chose a relaxed five-piece setting and sun loungers from Bunnings, to give the pool a resort look. To finish off, he used enormous pots with Dracaena Draco or dragons blood trees under planted with silver bush to screen out the fence and road.

The tiles in the front entrance were worn and dated, so Charlie replaced them with a stylish natural sandstone paver from Bunnings. The colour tied in beautifully with the house and gave an expensive modern look that was sure to impress buyers.

BUNNINGS



Who We Are

Our ambition is to provide our customers with the widest range of home improvement products at the lowest prices every day, backed with the best service.

Our team members are the heart and soul of our business.

Our team's guiding principles are integrity, respect, teamwork, achievement and innovation. Our guiding principles are the keys to our culture and to achieving our vision.

We pursue sustainability within our operations by striving to make them socially responsible, environmentally aware and economically viable.

We engage with the communities in which we operate and live and we actively contribute to causes and organisations that benefit these communities.

We seek to lessen our environmental impact in ways that are measurable including: achieving better and more efficient use of resources; ensuring our suppliers operate sustainably and ethically; encouraging and educating customers about environmentally friendly alternatives; and focusing on the “reduce, re-use and recycle” waste management principles.

We value our team members’ contributions, recognise and reward their efforts and provide a fun, satisfying and safe workplace.

By living our values and operating sustainably, we will continue to “build the best” and earn the right to serve our customers tomorrow and into the future.

Bunnings Today

Bunnings is the leading retailer of home improvement and outdoor living products in Australia and New Zealand and a major supplier to project builders, commercial tradespeople and the housing industry.

Operating from a network of large warehouse stores, smaller format stores, trade centre’s and frame and truss sites, Bunnings caters for consumer and commercial customers.

Revenue across the 2014 financial year totaled \$8.5 billion. As at 30 June 2014 there were 223 warehouses, 64 smaller format stores, 33 trade centre’s and four frame and truss centre’s operating across Australia and New Zealand. At 30 June 2014 we employed 36,000 team members.

www.bunnings.com.au

Interior:

Lighting:

All rooms that have wall sconces:

- Brilliant Lighting Clementine Wall Sconces 24cm & 19cm
- Brilliant Lighting Seller Wall Sconce, Chrome 75w

Bathroom:

- Shower screen: Fix & Swing Bath Screen 500x400 in Chrome.
- Bathroom Vanity Handles - Slim Handle Prestige 96mm

Ensuite:

- Caroma: Midas Shower Wet.

Kitchen:

- Electric Oven: Bellini 60cm Stainless Steel Oven.
- Range hood: Bellini 60cm Black Fascia Canopy Range Hood.
- Dishwasher: Bellini WELS 4 star 11.8L Stainless Steel Dishwasher.
- Kitchen Handles: Square Bar Prestige 96mm

Exterior:

Outdoor Furniture:

- Sunlounge Wicker Marquee Monte Carlo Twin
- Mimosa Umbrella 3m Aluminium
- 5 piece Mimosa Timber Lounge Setting

Plants:

- Dracaena 400mm
- Cordyline Fruticosa 250mm
- Agapanthas 180mm Cloudy Days
- Convolvulus 200mm Cneorum
- Gardenia Florida 300mm
- Gardenia Radicans 200mm

Pots:

- Earthware Glazed, Chocolate Egg 39x32cm
- Light Weight Tuscan Path, Aztec Grey Stone 95x65cm
- Plastic Eden, Green Earth 15cm
- Indoor Glazed, Scheurich 16x14cm
- Precinct Terrazzo Northcote, Moon 21x15cm

Pavers:

- Paver Tuscan Path Sandstone 600x300x20mm

TAUBMANS ENDURE



Endure interior

Interior walls suffer a lot of punishment especially when you have kids or pets. You need to be able to wipe away stains on your walls on an almost daily basis. It is important that the paint you use doesn't get left with a shiny patch or loss of colour due to constant wiping. Taubmans Endure Interior Walls is perfect when you need paint with superior washability. It has Nanoguard Technology; small and large interlocking particles that create a strong protective shield so stains can't get a grip. Even if you constantly need to wipe your walls, there are no shiny patches. It also provides excellent mould and mildew protection throughout the life of the paint. This is why Taubmans Endure Interior Walls has been approved by the National Asthma Council Australia's Sensitive Choice Program and is the only interior paint currently sold in the Australian Market with a Lifetime guarantee*.

Endure exterior

Most people think it's the weather that breaks down exterior paint. It's actually dirt and pollution that works its way into the surface of the paint weakens it, and then the sun, wind and rain finish it off. Taubmans Endure exterior paint is what you use when you need a superior performing paint that doesn't compromise on quality. It has Nanoguard Technology which means it has small and large particles that interlock, creating a strong protective shield so it's tough, repels dirt, and provides superior

protection from the harsh elements; the sun, wind and rain. This is why Taubmans Endure exterior is supported by a Lifetime guarantee*.

* Conditions apply. See www.taubmans.com.au for terms and conditions.

Interior Walls: Mauve Shimmer
Trims: Mauve Shimmer - Half Strength
Interior Ceiling: Ceiling White
Exterior Walls: Burma Buff – Double Strength
Exterior Fence: Burma Buff
Exterior Trims: Cotton Ball
Exterior Door: Cotton Ball - High Gloss

CAROMA



Australia's iconic bathroomware brand Caroma brings form to function and design to dependability, helping you create the perfect bathroom.

The Caroma signature has inspired Australians for over 70 years. As the country's design aesthetic has evolved, so too has Caroma, and we've continued to embrace and influence a distinctly Australian style.

Caroma's award-winning range of bathroom solutions includes toilet suites, basins, baths, showers, tapware and accessories as well as commercial and care products

Caroma is backed by the trade. These professionals choose Caroma because of the quality and reliability that is delivered day-in, day-out.

Caroma is proud to be part of the GWA Bathrooms & Kitchens family, which also includes such well-known brands as Dorf, Fowler, Stylus, Clark and Hansa.

For further information on the Caroma range, please visit: www.caroma.com.au

Main bathroom:

- Basin Set: Midas Basin Set.
- Bath Tapware: Midas Bath Set.
- Shower Hose: Retro Deluxe Shower Set.
- Shower Rack: Liano Double Towel Rack.
- Toilet Roll Holder: Liano Toilet Roll Holder.

CHOICES FLOORING



Like many modern success stories, the Choices Flooring Group can be traced back to humble beginnings.

Early in 1959, a small group of independent Victorian furniture retailers met to discuss the possibility of forming an association to maximise the effectiveness of their business in the face of increased competition from large, franchised organisations.

As a result of this initial meeting, Newfurn Floor Coverings Ltd was formed. Thirty years later in 1993, they launched the Carpet Choice brand with 17 stores in Victoria.

Since then, after a further brand update, Choices Flooring has rapidly grown to include more than 135 stores across Australia.

Since those early days, Choices Flooring has arguably become Australia's most progressive retail floor coverings group and a major force in the Australian retail sector.

To find out more about Choices Flooring visit: www.choicesflooring.com.au

Bedrooms upstairs, stairs and hallway upstairs:

- Carpet: Eco+ Hinterland in Mist.

Kitchen and rumpus room:

- Vinyl Flooring: Genero Looselay Luxury Plank in Forest Oak.

Main Bathroom:

- Floor tiles: City Rain Grey Glazed Porcelain, size: 300x300,

FORTY WINKS



Forty Winks are Australia's leading retailer in specialist bedding and bedroom furniture, with nearly 100 individually owned stores Australia-wide. At Forty Winks, we have an extensive range of beds and mattresses, providing the right sleep surface for any type of sleeper. We've captured the essence of comfort and support, with the latest in bedding technology and exclusive innovations. From King Size to Single, pocket springs to latex and memory foam, you're bound to find your perfect bed with us. Whether your style is sleek and modern or classic and traditional, the Forty Winks bedroom furniture collection has something to suit every taste. Our wide range of Bedroom Furniture features the latest on-trend suites and fashions for the main bedroom, right through to the spare room and kid's bedrooms. Visit www.fortywinks.com.au to find your nearest store.

Bedroom 2:

- Sheet Set: Patterson Rose, Charlotte Sheet Set.
- Scatter Cushion: Patterson Rose, Red Robin Cushion.

- Quilt Cover: Patterson Rose, Charlotte Quilt Cover.
- Pillow Case: Patterson Rose, Charlotte Pillow Case.

KAS AUSTRALIA

KAS

KAS specialises in fashionable home furnishings that reflect the youthful outlook of its management and designers. A leader in design trends and this is reflected in our contemporary lifestyle product range. The KAS collection includes bed linen, and co-ordinated accessories such as cushions, throws, comforters and sheet sets, as well as a new home fragrance and bath towel range.

The co-ordination of designs and colours across many different products distinguishes KAS from other home ware suppliers and strongly appeals to retailers.

To find out more about Kas Australia visit www.kasaustralia.com.au

Main bedroom:

- Scatter Cushions:
 - Talamos Cushion in Multi.
 - Dando Cushion in Teal.

Bedroom 3:

- Scatter cushions:
 - Paint Check Cushion in Teal.
 - Samara Cushion in Sunshine.
 - Samara Cushion in Blueberry.

Bedroom 4:

- Scatter Cushions:
 - Jacob Cushion in Charcoal.
 - Stanley Stripe Cushion in Purple.

Lounge:

- Scatter Cushions:
 - Over The Hill Cushion in Blue.
 - Samara Cushions in Rose.
 - Samara Cushions in Fuchsia.

Rumpus:

- Scatter cushions:
 - Jacob Cushion in Lime.
 - Asanda Cushion in Multi.

Bathroom:

- Willow Bath Set:
 - Bath Towels in Green and Natural.
 - Hand Towels in Green and Natural.
 - Face Washer in Green and Natural.
 - Bath Matt in Natural.

LUXAFLEX



The LUXAFLEX® Window Fashions brand has been in Australia for over sixty years and is one of the most widely known and respected window covering brands in Australia. The brand has been synonymous with quality craftsmanship, innovation and value in the window coverings market, bringing to life the statement 'Simply Smarter By Design'.

The range of LUXAFLEX® Window Fashions is the broadest collection of non-curtain window coverings available in Australia. It includes Venetian Blinds, Roller Blinds, Vertical Blinds, Shutters, Awnings, Sunscreens, Panel Glides and Roman Shades as well as luxurious and unique products such as the soft shades collection which encompasses DUETTE® Shades, SILHOUETTE® Shadings, LUMINETTE® Privacy Sheers and PIROUETTE® Window Shadings.

Please visit our website www.luxaflex.com.au

Lounge, master bedroom, Bedroom 2 and bedroom 4

- Double Roller Blind: Block Out in Mauritius Drizzle and Sunsheer in Neotec Midnight.

Dining, kitchen and bedroom 3:

- Single Roller Blind: Block Out - Mauritius Drizzle

RESURFACING AUSTRALIA



Resurfacing Australia is the national network of professional Resurfacers. Resurfacing is the process of spraying a specialised coating over bathroom and kitchen surfaces to update tiles, fittings, cabinets and bench tops. This finish gives your bathroom and kitchen a whole new look without removal. Recycle your current kitchen and bathroom, and save yourself up to 75% in costs and time instead of replacement.

Using only premium products like our Poly-Glass Resin, which is designed for bathrooms and kitchens, Resurfacing Australia professionals can cosmetically update these rooms to become a feature of your home. We can offer a high gloss finish for bathroom tiles and fittings, and satin, matte or high gloss finishes for kitchen cabinets, all in the colour of your choice. We also offer our feature coating, which gives a granite look for kitchen bench tops and bathroom vanities from our range of 30 colours.

Visit www.resurfacingaustralia.com.au or call 1300 299 058 today to find your local Resurfacers.

The Resurfacing Australia team resurfaced the bathroom wall tiles and cabinetry and the downstairs powder room.

UNITED ARTWORKS



Since our launch into the world of online commercial and retail art in October 2012, we have developed a focus for both hand painted & printed artworks that are tailored to the value and design conscious.

With United Artworks, you choose a design, your preferred size and we make it to order. You may also choose to submit a concept of your own and our team of artists will bring it to life.

Our designs are sourced from a team of international artists that subscribe to UA as partners, 'united' in sharing our passion for exceptional artwork, quality and even better value for money.

We operate from dedicated workshops and offices in North America, Asia, and Australia allowing us to deliver exceptional service globally.

At United Artworks, we love art. Join the UA community today and be the first to have access to the latest designs at the lowest prices.

Let us bring the world of art into your home.

To find out more about United Artworks visit: www.unitedartworks.com.au

Main bedroom:

- Grand Tree Study

Bedroom 2:

- Lady Giraffe

Bedroom 3:

- An Eye for an Owl

Bedroom 4:

- Tales of the Reef

Stairwell corridor:

- Blue Rock Springs

Stair landing:

- Enough for One

Lounge downstairs:

- Central Point
- Botanist

VALIANT HIRE

Valiant Hire is Australia's leading specialist in office, event and residential furniture hire, with an unsurpassed reputation for excellent service, fast and efficient delivery and the largest range of quality furniture. Valiant has well over 60,000 pieces of furniture on hire throughout Sydney, Melbourne, Brisbane and the surrounding areas.

With over 50 years experience in the furniture industry, Valiant Hire has developed its business to service a number of different areas of the furniture hire market. We have specialised divisions covering Residential Hire (Property Styling & Relocations), Exhibition/Events Hire and Office Furniture Hire.

Being the largest furniture hire company in Australia, Valiant Hire operates in Sydney, Brisbane and Melbourne and services the regional areas surrounding these capital cities. For long term projects we are able to venture even further.

Valiant's website www.valiant.com.au gives you the ability to order online 24 hours a day, 7 days a week as well as keep up to date with interesting Furniture and Design articles via our Blog, Twitter and Facebook.

Shayna used a variety of furniture, art and accessories from the Valiant Showroom in Sydney to decorate the Bateau Bay property.

EXTERIOR:**AEG**

We draw upon our heritage to deliver exciting, high performance, innovative working solutions to you, the professional tradesmen, today.

Since being founded in 1887, AEG POWERTOOLS has been leading the way in new product development. By introducing the first every transportable drilling machines in

1898, portable power tools were born. Over 100 years later, AEG are still offering the professional user innovative, powerful solutions that are capable of performing in the toughest conditions and engineered for outstanding reliability and durability.

www.aegpowertools.com.au

AEG POWERTOOLS provided a range of power tools for our makeover team.

DATS Environmental Services



Servicing the construction, commercial and domestic markets for over 20 years, DATS provides safe, sustainable waste management solutions with a real focus on the environment. From a comprehensive range of skip bins, tipper trucks and skip bags that can cater to all rubbish removal needs to tailored plans to help implement on-site recycling, DATS offers a range of products and services to meet all requirements.

www.dats.net.au

1300 00 3287

DATS provided Selling Houses Australia with 2 x 8m skip bins for the Bateau Bay makeover.

OTHER:

FURNITURE FREIGHTERS



Furniture Freighters has been operating since 1947 in the Sydney region and has always been family owned and operated.

We pride ourselves on friendly, professional service. Our motto is to let us “make your next move, your best move” and based on repeat patronage, consistent customer comments and referrals, we know this to be very true.

We are fully covered by Workers Compensation, Public Liability Insurance and Transit Insurance. Many removalists claim to offer such comprehensive insurance however this is often not the case. Transit insurance up to

\$200,000 is provided FREE with your booking or all risks removal insurance is available for an additional charge.

Furniture Freighters is a proud member of the Australian Furniture Removals Association (AFRA) www.afra.com.au and adhere to a strict code of conduct. AFRA is the standard for excellence within the furniture removals industry and is your guarantee of an accredited company moving your life's possessions.

Between homes and need storage, we can offer long or short term storage solutions to suit any situation from a few days if your settlement is delayed to as long as you need, safe, secure storage for your precious possessions

Our service offers you, a customized 'module' vehicle to bring storage containers to your door. Your belongings are loaded directly into the modules, and then stored at our fully secure facility for the duration of your storage requirements. This minimizes any associated risk from double handling, and, more importantly, also saves you money. All items going into storage with Furniture Freighters are itemized and inventoried with a full condition report provided for optimum security and peace of mind. All items of furniture remain in padded removalists blankets or in protective coverings for the duration of storage. We have purpose built lounge racking with protective covering which will ensure your sofas remain in pristine condition.

Please visit our website www.furniturefreighters.com.au

Furniture Freighters removed and stored most of the furniture at Bateau Bay.

RP DATA



Selling Houses Australia uses RP Data for its property statistics.

RP Data is the number one provider of property information, analytics and risk management services in Australia and New Zealand, and 100% owned by CoreLogic CLX– the world's largest data and analytics provider. Through its expansive database, it attracts a strong and loyal customer base ranging from real estate agents, finance and banking organisations, government and consumers. RP Data combines public, contributory and propriety data to develop predictive decision-making analytics, coupled with its business services that bring insight and transparency to property markets. Backed by 30-years of history, RP Data is the holder of the country's largest residential and commercial property database; this provides an excellent platform to electronically value very property in Australia on a weekly basis - on average 30 million valuations are generated each month. Recognised as a leader and an established player in the mortgage industry, RP Data continues to work with the Australian Finance and lending community to minimise risk and deliver value to consumers.

Please visit us online at www.rpdata.com