

EPISODE 8

RUNAWAY BAY

List Price before makeover: \$459,000
Sale Price: NOT YET SOLD
Make over budget: \$10,000

Peter and Karleen Engel are busy parents to even busier children. Andrew, Tara and Serena are juggling the demands of high school with their roles as lifesavers at Northcliffe Beach on QLD's Gold Coast. The family have outgrown their Runaway Bay home and a downturn in the property market means that money is tight. The Engel's have put their 4 bedroom home on the market in the hopes of buying something larger but with a smaller price tag. Their busy schedules mean the house has been terribly neglected and has become a dumping ground for years of family junk. After a massive clean up and some TLC the place is looking fantastic. It should have given the house the extra value for money that buyers are looking for but when Peter decides to jack up the price, has he put the family firmly back at square one?

Overview of Areas worked on:

THE INTERIOR

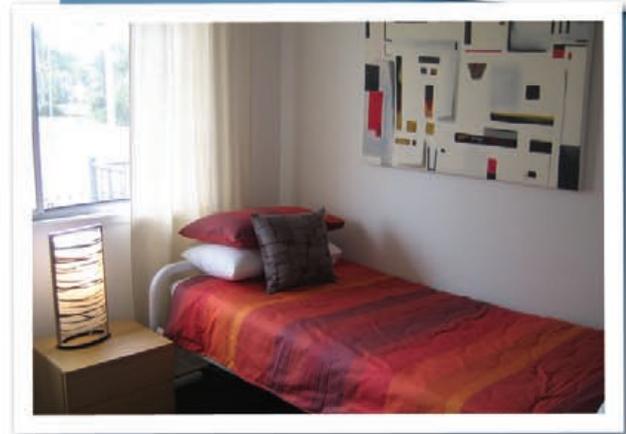
To allow buyers to see the potential of the house it was a case of first getting back to basics. A massive clean up and de-clutter was called for and everything was shipped out so we could start from scratch.

The living areas, study and bedrooms were given a fresh coat of paint in Antique White USA. The dated revolting carpet was replaced throughout the living area and all bedrooms with a hard wearing family friendly charcoal.

A bold statement wall was painted turquoise in the living room, which also extended down the hallway. To hold decorative items white Ikea shelving was attached to the statement wall. Old lace curtains were replaced with calico tab curtains from Bunnings. The old lounge suite was retained but to finish off the room all other items were replaced with hire pieces such including low lying white cabinets, rugs, lamps and decorator accessories.

The kitchen was in desperate need of an update, which was inexpensively achieved with a green feature wall, new floor coverings and a few functional yet decorative items. The cabinetry was given a more modern look by simply adding new chrome handles and painting the timber trim on the cabinets white. An old freestanding cupboard was removed and replaced with an Ikea trolley. To add visual impact to the room, the far end wall was painted in a bright Vegetarian green. Ikea utility shelving was added to the walls to hold pots, pans, utensils and plants. 2 new white roller blinds and a hired dining setting completed the new look.

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The bathroom was given a fresh look simply using cleaning products and good old fashioned elbow grease. The kitty litter was relocated outside. Never underestimate the power of a thorough clean.

Besides the new coat of paint and fresh carpet the main attention Andrew's bedroom received was in the form of a massive tidy up. New bed linen and a smaller desk and chair were hired to compliment the new fresh uncluttered feel of the room. The master bedroom was decorated with hire pieces such as a new mattress and base ensemble, bed linen and decorator items. We kept the existing bedside tables and tallboy which all worked well with the new hire pieces. Both Andrew's bedroom and the main bedroom got new curtains.

There had been attempts at creating a 4th bedroom for Serena but the walls were never finished off, leaving the room exposed from the study. The frame was replaced and, gyprocked and the walls were finished off, finally giving the house a proper 4th bedroom. In both Serena and Tara's rooms the wardrobes were painted in the same Antique White USA colour that was used on the walls.

Like the rest of the house the study received a massive clean up and de-clutter. After receiving the fresh paint and carpet some of the old furniture was reintroduced but arranged in a slightly different way to give the room better flow. The same Ikea shelves that were used in the living room were also added to the study. The new look was completed with decorative office items and a new clock purchased from Target.

THE GARDEN

The house was giving potential buyers a terrible first impression with a crumbling, flaky staircase and a rickety deck. Charlie's biggest job was to tackle dilapidated front of the house so that people didn't make a run for it before even getting inside. The stair treads were replaced with new hardwood. All of the decking was replaced with BORAL spotted gum decking and the decking was reinforced underneath to make safe and secure. The new front deck area look was completed by painting the railings and dressed with a potted plant by the front door.

To improve street appeal the garage doors were painted in a vibrant blue and the eaves of the house were painted white. A bamboo screen was added to provide privacy from the next door neighbours. An old trailer was removed and the garden beds were given loads of new mulch. Plantings included a Syzygium resilience hedge below the bamboo screen and feature Yuccas in pots.

The backyard was mostly just tidied up. By removing the old passionfruit vine, wedding, cutting the grass and some new planting the area went from a wasteland to a function family backyard.

ADDITIONAL EXTERIOR INFORMATION

Plants Used

Syzygium resilience
Yucca Elelphantipes
Dracaena Drago

Tools used for the job:

Wheelbarrow
Lawnmower and catcher
Nail gun & air compressor
Pressure washer mini jet
Brushcutter
Nailing gun impulse frame
Cordless driver
Impulse Bradder
Cordless Bradder nail gun
Electronic screwdrive
Compound saw
Angle grinder
Angle Grinder spanner
Shovels
Mattock

Active Hire Group Pty Ltd

An Australian owned company, has been servicing the local Construction, Industrial and DIY community for the past 20 years. A company founded on the Hire and installation of Aluminium Scaffold we have evolved, as construction need has evolved, to hire almost anything out of our 20 branches throughout Cessnock, Newcastle, the Central Coast and Sydney. Proudly employing local people to assist local companies, Active Hire Group pride themselves on the high level of customer service. Your local guys have the knowledge and training to supply you with the Hire equipment you need to complete your project.

Our weekend special, where you can pick up Friday afternoon and return Monday morning, is excellent value for the home renovator looking to take on that pergola, painting job or even yard restoration.

Our commitment to local construction and Industry means less down time and the ability to meet construction targets. We have our own Scaffold installation and Access management & Specialized Division teams able to guide you through your individual project needs.

Our NEW Specialized Division carry items such as Water Filled Barriers, Temporary Fencing, Manitou's, Forklifts, VMS Baords, Arrow Boards, Traffic Lights, Pedestrian Barriers, props, contaners, Portable Toilets and much much more....

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The Active Hire Group Family look forward to helping supply your needs whether you're building a fence or a multi story apartment. Located conveniently across Central Coast, Newcastle, Sydney & Wollongong, we have everything covered from start to finish.

WE ARE SERIOUS ABOUT YOUR HIRE NEEDS.



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Boral Timber Flooring

We used Boral spotted gum timber decking to fix up the Engle's rotten deck.

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, prefinished 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 colours used

Walls in common areas: Dulux Antique White USA
Feature wall in lounge: Dulux Flood Out
Feature wall in kitchen: Dulux vegetarian

Furniture to put into the home

The furniture that was placed in the Engle's home is courtesy of Valiant Hire Brisbane showroom.

The main pieces we used from Valiant's Brisbane warehouse were:

Custom desk tassie ash, cristal square glass table with oak legs, Antonio stainless chairs grey rattan, bunny stackable chair – white, estilo round coffee table white, estilo round side table, bloque tv unit white, baja white entertainment unit, brique bedside table oak, bed ensemble, Bertoia side chair chrome white leather, accessories & bedlinen.

Valiant Hire

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."



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Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions