

EPISODE 7

GLEN IRIS

List Price:	Previously offers over \$900,000 – going to auction on February 28th
Sale Price:	\$890,000
Make over budget:	\$18,000

For some, a beautiful house in the suburbs is a dream come true, but for others it's a nightmare. When Craig Hynes bought his 3 bedroom Californian bungalow in the Melbourne suburb of Glen Iris, he thought it would be a great place to live and a good investment. But it didn't take long for recently divorced Craig to crave the city life, so he rented a city pad, put tenants in the house and listed it on the market for offers over \$900,000. Unfortunately, the tenants didn't work out and 2 months later, Craig was back mowing the lawns. For the last 6 months, he's been chasing the market down, not to mention forking out for rent and a mortgage. Craig is desperate to sell up and move on before his house loses even more value, but with no furniture and a very tough market he's struggling to find a buyer.

Overview of Areas worked on:

THE INTERIOR

Craig's home was almost empty and as any agent will tell you, the hardest house to sell is an empty house. It also suffered from a dated kitchen and family room, so this is where we chose to spend the majority of the budget.

First, the existing floor tiles and parquetry floor had to be removed to make way for new modern tiles, supplied by National Tiles. The existing kitchen had been hand made by the previous owner and was looking rather tired, so we replaced it with new carcasses and doors from Albedor Industries.

The master bedroom was the second focus area of the house. We removed the dated mirrored wall tiles and replaced them with some stunning wallpaper from Laura Ashely. Then we added matching Roman blinds, new lights, furniture and bedding to create a charming federation style room.

The spare room was also treated to new paint, lights, furniture, blind and bedding, while the rest of the house was dressed with furniture and accessories supplied by Laura Ashely and Valiant Hire.

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THE GARDEN

Craig's house sat on an enormous 744 sq/m block, so its hardly surprising he struggled to keep the garden in check. Out front was already landscaped, so all Charlie had to do was tidy up the lawns and hedges, and fill out any missing planting. Finally, he gave the picket fence a coat of paint to create a very smart property oozing with kerb appeal.

The back garden was a massive expanse of lawn, with a tumbledown fence to one side. We spent part of the budget replacing the fence with a timber alternative. It would have cost thousands to landscape the whole yard, so Charlie turned his attentions to one corner and created a feature pergola. The pavers were supplied by Boral and the new pergola was constructed with hardwood and galvanised steel. Charlie planted new garden beds around the structure and dressed the space with outdoor furniture from Valiant Hire

To finish up, the small deck off the kitchen was stained and dressed with new furniture courtesy of Valiant Hire

Plants Used

Betula Pendula x3
Cornus Florida x1
Lavendula angustifolia x 9
Rosmarinus officialis x9
Gardinia florida x7
Phormium tenax x 7
Pennisetum alopecuroidis x 9
Viburnum tinus x 9
Anigozanthos flavidus x 5
Penstemon Russian river x 12
Iris bearded mix x9
Dahlia bishop of Ilandhaff x 5
Heuchera purple palace x 9
Salvia leucantha x 9
Hosta assorted x 3
Festuca glauca x9
Miscanthus sinensis x 3
Hermerocallis daylily x 7
Zantedeschia green goddess x 9
Buxux assorted x 9
Tree fern 4 foot

ADDITIONAL EXTERIOR INFORMATION

Materials for pergola

X5 h4 90 x 90 treated pine posts
X10 bags of rapid set concrete
10m2 amber basalt paver 600x600x30
1 ton of roadbase
.5 tons of brickies sand
4 bags of grey cement
1 bag Sydney sand

1 litre black paint

1 sheet of galvanised steel, 1200x2400 cut into strips
x5 3.0 metre lengths of dressed hardwood 200 x 35

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

Tools used for the job

Hedge trimmer
Digging and square mouth shovels
Post hole shovels
Metal and plastic rakes
Wheel barrows
Lawn mower and edger
Wakka
Drop saw
Jigsaw
Corded and cordless drill

BORAL

Pergola pavers – Bradstone Old Town – Large – 600x300x40

Reviving the heritage of old world paving, old town flag stone and cobblestones have a unique profile giving them an aged appearance, with a hand hewn texture, rustic appeal and random pattern style these pavers allude to a bygone era.

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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.

ADDITIONAL INTERIOR INFORMATION

Paint Colours

Dulux – Limed White for all rooms

NATIONAL TILES

Kitchen Floor tiles - MAXFL1043 Lime unpolished
600x600
Kitchen Splash back - BELWP303 Gloss white 100 x 100

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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VALIANT HIRE

We used a variety of rental furniture to create the look for Craig'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."



Furniture to put into the home

Master bedroom

Isodore Linen Wallpaper
White Blossom Canvas
Hastings Cream Queen Bed
Gatsby 3 Drawer Side Table
Shalford Ivory Queen Quilt Cover
Sara Natural Cushion
Buckley Eau de Nil Cushion
Lucille Natural Cushion
Mohair Sea Green Throw
Paloma Glass Lamp Base
Isodore Linen Drum 12" Shade
Roman Blind - 2100wx1170d - Isodore Pale Forest

Second Bedroom

Somerset Cream Single Bed

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Gatsby 3 Drawer Side Table
Paloma Small Glass Base
Imogen Sq Crm/D'Egg 10" Shade
Oxford Flowers Single Quilt Set
Oxford Flowers Single Sheet Set
Roman Blind - 1200wx1570d - Wisley Linen

Front Bedroom

Kimono Duck Egg Double Quilt Set
Shalford Ivory Double Flat Sheet
Shalford Ivory Double Fitted Sheet
Shalford Ivory Tailored Pillowcase
Roman Blind - 2100wx1170d - Wisley Linen

Kitchen

Bramley Dining Table
Bramley Carver Chair (Single)
Bramley Side Board
Blue Stripe Round Mug
Blue Stripe Conical Mug
Blue Stripe Bowl
Ardingly Chair Amie Duck Egg

Lounge

Nigella Velvet Natural Cushion
Sheridan Ivory Cushion
Milner Cranberry Cushion
Clemantine Raspberry Cushion
Shirland Natural Throw
Claverton Natural Floor Rug 170x240
Selby Glass Ball Lamp Base
Babington Multi Print 12" Shade
Harmony Canvas
Poppy Shimmer Canvas
Roman Blind - 940wx2200d - Babington Mohair
Roman Blind-930wx2200d-Babington Mohair
Winchester 2.5 Sofa Melbury Eau de Nil
Cambridge 2.5 Sofa Ashino Natural

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.

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.

Albedor Industries

Albedor Industries supplied the cupboard doors

Albedor Industries is an Australian manufacturer of kitchen and cabinetry doors and panels. Albedor is a recognized leader in the manufacture of thermo formed products, offering a vast array of door profiles and colour options. Albedor has also introduced the latest technology for the manufacture of square edge doors and panels, utilizing matching and contrast edge options, and specializing in premium quality high gloss finishes. For further information and sampling, visit www.albedor.com.au, or contact Albedor Industries on 03 9761 6330, or visit our new showroom at 7-9 Research drive Croydon Sth, victoria. 3136.



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DM.CABINETS

DM.Cabinets has over 10 years experience in the cabinet making industry we can offer new kitchens, kitchen renovations, bathrooms, T.V units, wall units, Bars and laundry cabinets whether it be domestic, commercial or even shopfitting.

We can design, manufacture and install your dream kitchen to suit any budget and needs, right through from standard laminate kitchens to vinyl kitchens, timber, 2pak painted kitchens as well as stone or marble benchtops. We are also up to date with all the modern hardware from self-closing draws right through to pull out pantrys and wire-ware. We also have an experienced team of tradesmen available to cover all aspects of your new kitchen, from electrical to plumbing and even tiling, painting and plastering.

Call Dave 7 days a week for a free measure and quote.

Dave Moore
4 Walker Street Belmont Victoria 3216
P/F- 03 52412336
M-0408590967
E- dmcabs@hotmail.com

OPTEON PROPERTY GROUP

Selling Houses uses Opteon property group for its valuations

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www: www.opteonpropertygroup.com.au
email: quotes@opteonpropertygroup.com.au

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

Other Trades

Wallpaperers – 9822 8654 – Dale
Tiler – Onyx Tiling – 0408 776 929
Builder – Brian – 0416 025 722