

## EPISODE 8

# PYMBLE

**List Price:** \$780,000, reduced to \$740,000  
**Sale Price:** \$705,000  
**Make over budget:** \$17,000

When partners, Cynthia and Bill left their Eastern suburbs home to care for their sick parents, they never dreamt they would spend 7 long years apart. Bill moved to Sydney's western suburbs and Cynthia moved back to her family home in Pymble, to care for her mother. 2 years later, her brother Russ joined her and when their mother finally passed away, they inherited the large, but dated family home. Desperate to resume their normal lives, they tidied the place up and put it on the market. But after six months and several price reductions, they are no closer to a sale. Maybe the busy road is turning buyers away, or perhaps it's the ancient kitchen and daggy bathroom. Till the house sells, Cynthia cannot be reunited with Bill and the situation is getting desperate.

### Overview of Areas worked on:

### THE INTERIOR

Cynthia's and Russ had stripped their mother's home so bare in an attempt to modernise it lacked warmth and soul. They had removed wallpaper, polished boards and taken down the old tatty curtains, but it still wasn't enough to attract a buyer.

The biggest disadvantage this house faced, was the dated kitchen and bathroom. Buyers will forgive one dated room, but not two, so we poured a huge chunk of the budget into fitting a new kitchen. The kitchen was a custom fit flat pack, provided by Kitset Kitchens, which saved money but still gave a professional finish. Once the cabinets were in place, we added new contemporary tiles from Amber and fantastic new stainless steel appliances from Nobel. The overall view was contemporary, fresh and new.

There was not enough money in the pot to renovate the bathroom too, so we stripped off the bold patterned wallpaper and painted the walls white. Wallpaper was also removed from the downstairs hallway, and most of the interior was repainted with subtle neutral colours to add warmth to the stark rooms.

Cynthia and Russ had removed a lot of window coverings, but had not replaced them. We splashed out on the latest Laura Ashley fabrics with made to measure roman blinds in the master bedroom, lounge and dining room. Laura Ashley also supplied some loan furniture for the bedroom and lounge and Valiant Hire furnished the rest of the house.

# selling houses australia

series 2



## EPISODE 8

# PYMBLE

## THE GARDEN

The garden was already established, though it was overgrown in places. Out the front, Charlie weeded the beds and crown lifted the old tree to make the house more visible and let light into the front rooms. To crown lift, he hired an extension chain saw from Kennards and removed the lower branches. To finish the front yard off he made contemporary square hanging baskets out of galvanised wire and hung them from the tree. To finish it all off, the front door was adorned by two ferns in smart contemporary pots.

The back yard was a cross between a secret garden and a jungle, so it was basically one big clean up. Charlie thinned out and replanted existing stock to tidy up the huge bed, and a truckload of mulch completed the look.

### Plants Used

5 x Eupatorium  
Potting mix  
Mulch

## 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

## 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](http://www.kennards.com.au)

## Tools used for the job

- Hedge trimmer
- Pruning saw
- Bow saw
- Secateurs
- Rakes
- Brooms
- Blower
- Digging shovels
- Chain saw and protective gear
- Cordless drills
- Wheel barrows

## ADDITIONAL INTERIOR INFORMATION

### Paint used: all DULUX

Downstairs toilet walls and ceiling – Livingstone ½ strength  
Hallway and stairwell – Livingstone ½ strength  
Stairwell from kitchen walls – Livingstone ½ strength  
Kitchen Walls – Powdered Gum  
Fire place – Black  
Upstairs Toilet & Bathroom – Pollinate ½ strength  
Master bedroom – Antique Lace

## KITSET KITCHENS

Our stunning new kitchen was supplied by Kitset Kitchens

The Kitset system is the smartest way to get the kitchen you've always wanted - without the expensive price tag. These flat pack kitchens are made from the same components as those found in the most exclusive kitchen showrooms, and our unique system allows you the choice of a DIY kitchen or a fully installed kitchen. So, if you want to get clever about your kitchen - think Kitset Kitchens.



Website: [www.kitset.com.au](http://www.kitset.com.au)

Phone: 1300 KITSET (1300 548738)

Addresses: 873 Nepean Highway, Moorabbin Vic 3189  
327 Darebin Road, Thornbury Vic 3071  
822 Latrobe Street, Ballarat Vic 3350  
35 Mt Baimbridge Road, Hamilton Vic 3300

Whilst our showrooms are in Victoria, we regularly freight kitchens across Australia and abroad.

## EPISODE 8

# PYMBLE

### NOBEL APPLIANCES

Nobel supplied the extra wide cooker, range hood, gas cook top and dishwasher from Celia and Russel's home

Nobel Stylish Cooking Solutions:

From First glance it's clear the Nobel range is about one thing- Style.

Combining innovation with the very best European technology to produce robust, highly efficient and practical appliances that best suit the modern lifestyle. With professional, sleek styling and versatility beyond any other, Nobel appliances give the discerning cook everything they need.



[www.nobel.com.au](http://www.nobel.com.au) or ring 1300 855 218 to receive further information.

### AMBER TILES

We used the following tiles from Amber Ceramic Pencil – Dune – Negro – 12x200 WFGN505 – White Rectangle

Looking for stylish designs for the indoors and out? If you are looking for the latest home designs and trends from Australia and overseas, you can't go past Amber. Amber offers an extensive range of porcelain and ceramic tiles, natural stone, concrete and clay pavers, timber flooring, retaining walls and artificial grass. For inspirational home ideas, professional advice and quality products at affordable prices, visit your local Amber store.



For more information, go to [www.ambertiles.com.au](http://www.ambertiles.com.au) or call us on 1300 362 241.

### VALIANT HIRE

We used a variety of rental furniture to create the look for Cynthia & Russell's home from Valiant's Sydney 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 the perfect partner to realizing the most from your real estate. Valiant Hire's expert team can help you during a move,



[www.valiant.com.au](http://www.valiant.com.au)

### Furniture to put into the home

**Laura Ashley loaned a variety of furniture, supplied bedding and made to measure blinds.**

#### Dining

Rowan Chairs Villandry Off White

Roman Blinds - Dupion Silk Off White with Chrysanthemum

Charcoal banding

Charcoal banding

#### Lounge

Kingston 2.5 Sofa Verona Pearl

Roman Blinds - Tattern Charcoal

Gatsby Mirrored Cube

Faye Black/Grey 45 x 45 Cushion

NeVERN Cerise Cushion 30 x 60

Pewter Frame with Oval Aperture

Cream Delicate Edge Double Frame

Selby Crystal Glass Base

Fenn Cream 12" Drum Shade

Tatton Cerise Wallpaper

#### Master Bedroom

Finchley Chair Tatton Cerise

Roman Blinds - Dupion Silk Off White

Gatsby Mirrored Tall Chest Drawers

Gatsby 3 Drawer Side Table

Paloma Glass Base Large

Fenn Cream 12" Square Shade

Tyra Grey Cushion 45 x45

Tatton Cerise Cushion 45 x 45

Shalford White Queen Quilt Cover

Shalford White Queen Flat Sheet

Shalford White Tailored Pillowcase

Shalford White Standard P/cases (Pr)

## EPISODE 8

# PYMBLE

### Bedroom 2

Provencale Ivory Side Table  
Wisley Linen Queen Quilt Set  
Wisley Linen Tailored Pillowcase  
Wisley Linen Cushion  
Henley Stripe Steel Blue Queen S/Set  
Selby Mini Table Lamp  
Imogen Square 10" Cream/D'Egg Shade

### Bedroom 3

Isodore Charcoal Single Quilt Cover  
Isodore Charcoal Tailored Pillowcase  
Imogen White/Charcoal Single S/Set  
Gatsby 3 Drawer Side Table  
Pandora Rectangular Glass Base  
Abigail Rect 10" Silver Shade

## 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](http://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.

## 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](http://www.opteonpropertygroup.com.au)

email: [quotes@opteonpropertygroup.com.au](mailto: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](http://www.pricefinder.com.au)

## Other Trades

**Thornleigh Plumbing Services – 0425 282 904**

**Gardner Constructions Carpentry – 0417 283 121**

**Spears Painting – 0411 666 228**