

EPISODE 10

DINGLEY VILLAGE

List Price before makeover: offers over \$520,000
Sale Price: Still on market
Make over budget: \$11,000

Brett and Peter are best mates since way back - they love their cars, their footy and their beer. So when it came time to buy, the two friends pooled resources to secure an enormous house in their home town of Dingley Village. The lads are in their 30's with responsible jobs, but the house screams student bachelor pad. They want to sell up and go their separate ways, but until the house sells this odd couple are stuck together. The first problem could be the asking price – its way over market value and the presentation isn't helping their case either. This home should appeal to family buyers, but the dated décor, weird layout and laddish styling is turning them all away.

Overview of Areas worked on:

THE INTERIOR

The Dingley house interior had a very strange layout, so Shaynna set about trying to improve it using minimal funds. Downstairs, the kitchen was at one end of the house and the lounge room at the other, so it was quite a hike to sit down and eat and the kitchen was too small to accommodate a table. Shaynna decided to knock down the wall between the kitchen and adjacent bedroom, to open up the space for a family kitchen / dining room. This meant we lost a bedroom downstairs, but it was quickly reclaimed upstairs. Originally upstairs was a big open plan rumpus / bedroom / study with a separate kitchen. Shaynna built a new stud partition wall to create a proper bedroom, making the house more useful to family buyers and therefore more saleable.

Downstairs, a few key areas got a new paint job, namely the dining room, the bathroom and some of the boys feature walls. The bulky dated pelmets were removed, and new furniture made the house appear inviting and modern. The old chandelier lights were removed and replaced with modern feature lights. The downstairs bathroom got a budget update. We took out the old corner bench and basin and replaced it with a modern new vanity and taps and the old 70s shower screen was replaced with a clear modern alternative. The bathroom floor was an interesting mix of tiles and carpet, so we ripped up the carpet and laid new tiles over the lot.

The upstairs rumpus / bedroom area was enormous, so very little was lost by constructing a new nib wall to separate the two spaces. A lick of paint and some stylish dressing made the house look like a great family home, with the advantage of a granny flat or teenagers retreat upstairs. And of course, once the house was transformed, Shaynna set the boys homework of doing some serious housework, to make sure the other areas were up to scratch!

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THE GARDEN

The front garden of Dingley was huge and was full of dead plants, so the kerb appeal of this property was non-existent. In fact, it was commented the house looked unloved and even haunted, rather than a friendly family home!

Charlie ripped out almost everything and started again with a mixture of Lavender and magnolias. He even removed the old carriage lamp post which had stopped working years ago, it just didn't give the impression of style and sophistication. The balustrade at the front of the house was covered in crumbling flaking paint, so Charlie gave it a smart grey paint job and the garage door received the same treatment. To frame the front door, Charlie used 2 large pots with feature plants.

The back garden was very small and overgrown, making the space virtually useless. Charlie weeded and pruned back the existing trees, even removing one in an attempt to open up the space. Under the deck area, the ugly strip lighting was removed and replaced with a more attractive alternative. Charlie added some stainless steel wires and hung an assortment of lanterns to improve the look of the area. A table and chairs from Valiant furniture and some planter troughs completed the look.

The upstairs deck was the last area to get Charlie's attention. Charlie re-painted the floor in the same dark grey as used out front. He rented some wooden sun-loungers from VALIANT HIRE, and added 3 tall pots feature plants to create a stylish resort feel.

ADDITIONAL EXTERIOR INFORMATION

Plants Used

5 magnolia grand little gem 300mm
1 Magnolia grandiflora "little gem" 350 / 400mm
5 Limonium prezeii
18 lomandra tanika 200mm
54 lavender 200mm / 250mm
19 iris 200mm
Rosmarinus Officinalis
Hemerocallis Day Lily
Strekitza Nicolai
Carex Estacea
Phormium Tenax Bronze
Prunus Lusitanica
Michelia scented pearl
Anemone Japonica Alba
Assorted blooms
6 rolls of couch turf

Tools used for the job:

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.

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ADDITIONAL INTERIOR INFORMATION

Paint colours used

The only new colour to be introduced into the house was Dulux Hog Bristle. All other touch ups were matching existing colours.

Furniture to put into the home

All the furniture that was placed in Brett and Peter's home is courtesy of Valiant Hire Melbourne showroom.

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."



Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions