

EPISODE 2

BILGOLA

List Price: Offers over \$925,000
Sale Price: \$935,000
Makeover budget: \$15,000

Overview of Areas worked on:

THE INTERIOR

Houses of this calibre need a second bathroom, so we set about turning the disgusting laundry into a dual function second bathroom / laundry. Tiles were selected from AMBER TILES and the entire bathroom was re-tiled. We used a slate grey for the floor, and large rectangular white tiles laid like bricks for the walls. A new smaller vanity was installed to make room for the washing machine to sit along side. The old shower was re-connected and a new toilet installed to finish off the new modern look. The cost of this bathroom makeover was around \$3,500.

The kitchen was updated with new latte coloured tiles from AMBER, to try and detract from the pink cupboard doors. New lighting and a new stainless steel dishwasher completed the look.

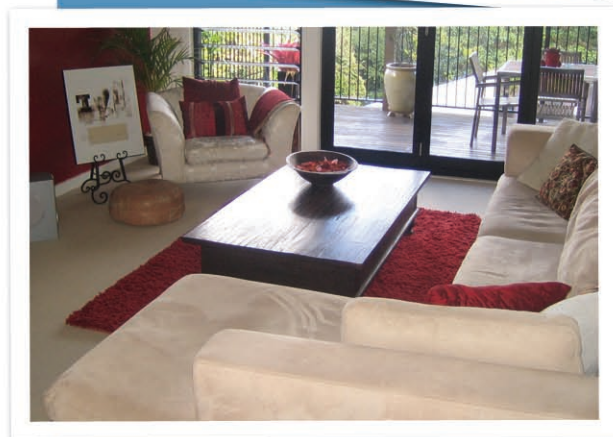
The lounge received a new bright red feature wall which replaced the old mustard wall. Shaynna chose this colour, as the mustard would look very dated when contrasting with Charlie's aubergine feature wall near the pool. The whole look was tied together with red accessories and some selected pieces of rental furniture.

The old sunroom was a mis-match of furniture. Shaynna gave the space a distinct function as a reading room with new Laura Ashley pale blue fabric blinds, some rental furniture and some loan furniture.

Erana's bedroom felt like two different rooms. The end where the bed was placed was stylish and lovely, but the hanging clothes rail and lack of storage at the other end of the room was turning buyers off. Our team purchased some mirrored wardrobes from Ikea and added some beautiful mirrored bed side tables and a dressing table from LAURA ASHLEY. The other bedrooms were de-cluttered and styled with new bedding and curtains.

The music room would normally be presented as a 4th bedroom, but Erana needed the space to work so this wasn't an option. The whole room was given a new paint job, removing the hot pink feature wall. New furniture and a general de-clutter helps buyers at least see the size and potential of the room.

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THE GARDEN

Charlie's biggest job was to create a back yard that little children could play in and link the front and back of the house. In the back garden he removed some of the concrete path to create more lawn space, levelled and re-turfed the area. The back garden bed was tidied up and weeded. The next job was to replace the deck which led off Erana's bedroom. Charlie used BORAL blue gum decking to match the old decking. This product is a great eco choice as it comes from a sustainable source. The weeds from the side of the house were cleared away and Charlie built a new staircase to link the back garden with the deck side and front decks.

The swimming pool area was already pretty flash, but Charlie wanted to make it even more impressive. He used the same BORAL blue gum decking board to block in the pool pump and create a storage cupboard for the kids surf boards. The wall under the house was painted, and Charlie added plants and hammocks to complete the look. The back wall of the pool was painted a deep aubergine, with the other walls being updated in cream. Large feature pots with architectural plants set off the scheme.

ADDITIONAL EXTERIOR INFORMATION

Decking used: Boral spotted gum

Black tall terrazzo pots: terracotta trading company (trade) \$120 each

Large round pots: terracotta trading co. \$80.00 approx each

Plants Used

Cordyline Stricta, Spathiphyllum Sensation, Trachelospermum Jasminoides, Acer Pal Atropurpureum, Syzgium Australe Select, Pennisetum Rubrum, Dianella Cassa Blue, Westringia Jervis Gem, Phormium Crimson Devil "Maori Magic"

Cost of Plants \$1500 approx

Turf for back yard \$205

Tools used for the job

Trolley,
Drill,
Hammer,
Digging shovels,
Wheel barrows,
Bins for mulch
Drop saw
Nail guns
Conveyor belts for moving soil

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.

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Boral Timber Flooring

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.

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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 as 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 its Spotted Gum timber from Australian Forestry Standard (AFS) sustainably managed forests.

Boral Timber Flooring

THE NATURAL SELECTION



Website: www.boraltimberflooring.com.au
Free call: 1800 818 317

ADDITIONAL INTERIOR INFORMATION

Red feature wall – Dulux Red box
Music room – Dulux Beige Royal

Amber Tiles

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For more information, go to www.ambertiles.com.au or call us on 1300 362 241.

Products used

Kitchen - Latte 100mm square tile (FC GN 006)
Bathroom - 400mm x 400mm floor tile in a black slate look-a-like finish (ESF032)
Bathroom - 250 x 400 white matt finish white large brick tile (ESW393)

Furniture to put into the home

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.

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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.

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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

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List of Laura Ashley furniture used

| SKU's | Product Description | Price |
|-----------------------|--------------------------------------|-------------------------|
| MASTER BEDROOM | | |
| 03264591 | Gatsby 3 Drawer Side Tables | \$1095.00 |
| 03257337 | Venetian Console Table | \$1495.00 |
| 1228672 | Sheridan Sq. Ivory Cushion 40x40 | \$79.95 |
| 1227729 | Jasper Pink Cushion 40x40 | Was \$89.95 Now \$39.95 |
| 03375562 | Christelle Glass Base | \$199.00 |
| 01651124 | Fenn Cream 12" Silk Shade | \$89.95 |
| SPARE BEDROOM | | |
| 03341539 | Savannah Duck Egg Cushion 40x40 | \$129.00 |
| 03341546 | Lucille Natural Cushion 45x45 | \$99.95 |
| 03303800 | Lucille Duck Egg Cushion 45x45 | \$99.95 |
| 03358621 | Mirrored Tall 6 Drawer Jewellery Box | \$299.00 |
| 03358619 | Dressing Table Jewellery Box | \$129.00 |
| 03358011 | Rose Hanging Mirror Photo Frame | Was \$69.95 Now \$49.95 |
| LANDING | | |
| 03372682 | Lockie Cherry Floor Rug 120x180 | \$695.00 |
| 1228778 | Astor Raspberry Cushion 39x39 | Was \$59.95 Now \$39.95 |
| 1227726 | Ramada Raspberry Cushion 40x40 | Was \$89.95 Now \$59.95 |
| 1228670 | Stella Panel Burg/Gold Cushion | \$79.95 |
| 1226955 | Roma Burg/Gold Throw | \$159.00 |
| SUNROOM NOOK | | |
| 03357215 | Frankie Eau De Nil Floor Rug 120x180 | \$695.00 |
| 1228651 | Madras Floral Duck Egg Cushion 30x40 | Was \$69.95 Now \$49.95 |
| 1228649 | Puri Stripe Duck Egg Cushion 40x40 | \$69.95 |

Valiant Hire

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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.

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Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions