

EPISODE 5

HIGHLAND PARK

List Price: \$850,000 negotiable
Sale Price: \$840,000
Make over budget: \$15,000

Craig and Gary are desperate to sell their Highland Park home, on Queensland's Gold Coast. Gary's eyesight is failing, so they need to downsize to a cheaper property - and fast. They found the perfect country house and snapped it up, but now settlement date is looming and their Gold Coast palace still hasn't sold. There is one thing that could be turning buyers off – the colour! There are yellow walls, yellow floors, yellow ceilings, even the front façade is yellow! Buyers feel like they are wading through a giant vat of custard and if the house doesn't get a makeover, Craig and Gary will face financial ruin.

Overview of Areas worked on:

THE INTERIOR

With a home of this scale and in this upmarket location, buyers expect to see a finished and contemporary look that makes the most of the stunning views and enormous living space. It needs to present elegance and sophistication, not garish tackiness.

The entrance needed to make a great first impression, so the old pots just inside the door were removed to create more floor space. Shaynna had some decking built in the stairwell so that new feature pot plants could be introduced to dress the area, creating an inviting little nook that draws your eyes up to the main living area upstairs.

Restyling the upstairs areas in more chic neutral tones really separated the two living spaces of the home, emphasising the scale this property has to offer buyers in need of dual living. Upstairs windows were left undressed to make the most of the stunning views.

The first and most vital step of this makeover was to get rid of the overwhelming mango yellow colour that covered every surface (including the ceilings!) of this prestige home. While not every wall could be painted due to budget constraints, just by painting all the ceilings white made a considerable change to the claustrophobic feel of the place. Clean white ceilings in the downstairs living areas opened up and brightened the rooms without the need to completely repaint. Decluttering the walls from the abundance of memorabilia in this and the pool room area also aided in opening the space right up.

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Concentrating on the main living areas, which will really sell the home, Shaynna had a French Asian theme in mind. She opted for the stylish low sheen shade of Parchment Paper in half strength on the living rooms walls, and the same shade in full strength for the master bedroom. All trims were in quarter strength semi gloss. The contemporary, opulent furnishings of the living room, care of VALIANT HIRE, mapped out the large space, with a separate sitting area at the top of the stairs and proper lounge area around the television closer to the kitchen. The existing artwork was replaced with less eccentric and more themed pieces to help tie the décor in with their individual spaces. Again, the aim with such a large home is to make sure that all main areas have a clear and define function.

The master bedroom was a great size but in a home like this, it really needs to work as a contemporary adult retreat. The navy and yellow colour theme was replaced with tans and reds, instantly creating a more luxury look. The heavy dark curtains and pelmet were removed and replaced with simple beige drops, banded with red along the bottom. The rod was also extended out along the wall so that the curtains could be pulled right back to take in the coastal views beyond the private balcony outside. Two simple dark timber chairs and small coffee table dressed with orchid and patterned fabric were placed opposite the bed creating a gorgeous and intimate feature for the room in keeping with the French Asian vibe.

A spare bedroom just off the upstairs living area was painted in a contrasting low sheen shade of Pale Celadon at half strength. It was simply and elegantly dressed using a beautiful Asian screen (that the vendors already had) as a bedhead. Matching black sides with small lamps were added to finish it off.

The kitchen was in good condition but the striking black colour just needed to be toned down. To do this simply, Shaynna had the feature strip above the cabinets and the bulkhead painted in the same tone as the living room walls to tie it into the upstairs area. The large black dining table in the eating area was too big and sucked up too much light. She replaced it with a smaller version which allowed a greater flow through feel in the space and didn't detract from the views and window behind.

The bathrooms were in fantastic nick, so they just needed a bit of a tidy and matching towels throughout. A spare bedroom downstairs which had been filled with junk was completely emptied and dressed as a small sitting room with existing furniture.

THE GARDEN

The frontage of this home really didn't need any work – it presented very well from street level so the only real work Charlie needed to do here was to remove the tatty roses bushes to the side of the driveway and replace them with a row of agaves. In keeping with the home's prestige feel, he also spruced up the entrance by replanting the two feature yukkias in brand new matching ceramic pots.

As this property has stunning views and makes a great entertainer's home, Charlie wanted to maximise the potential of the balcony areas off the back of the home. Gary and Craig love their plants, but they had collected over time a myriad of pots in every size and colour, cluttering the balcony areas unnecessarily. The aim was to minimise clutter so that the view is as uninterrupted as possible. The main balcony off the upstairs living area was and given two custom made timber and wrought iron bar tables and some funky Perspex stools – great for a relaxing with a drink while lapping up the view.

Charlie also had custom-built metal wall hangings made to showcase some striking feature bromeliads, making an impressive outdoor statement. As the balconies were relatively narrow, the aim was to keep the floor space clear while still dressing the space up to suggest a tropical Queensland atmosphere. Using these wall dressings kept the space open and left plenty of room for some key furniture pieces such as the rattan seaters outside the master bedroom. Bromeliads were also ideal for this project as they'll thrive in a warm climate, are pretty hardy so they'll be fine in these wall mountings and they really have that 'tropical resort' look.

The swimming pool area needed to be streamlined. All the mismatched pots and plants were removed, and all the surrounding hedges trimmed neatly. An attractive new timber table and chairs setting was hired and the overall effect was sleek, clean and open.

The cluttered mix of pot plants continued out into the paved area of the backyard, and being on the upper end of the property scale, landscaping has to be immaculately manicured so all of these had to go. The back garden already had some great feature plants and hedging, but a good trim, weeding and mulching was necessary.

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ADDITIONAL EXTERIOR INFORMATION

Plants Used

7 agave attenuata – 300mm,
6 Strelitzia nicholi – 300mm
6 colourful bromeliads
6 dendrobium orchids

Tools used for the job:

Petrol hedge trimmer
Cordless drill x2
Braiding gun x2
Power drill
Timber drop saw
Small angle grinder
Rakes x 2
Long handle shovels x 2
Short handled shovels x 2
Brooms x2
Mattock
Spirit level
Wheel barrow

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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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ADDITIONAL INTERIOR INFORMATION

Wall colour upstairs – Dulux Parchment paper half strength
Master bedroom – Dulux Parchment Paper
Spare bedroom – Dulux Pale Cleadon Half strength

Furniture to put into the home

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.

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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.

Laura Ashley products loaned for the house

Landing

Pandora rectangular base, Lucille Cream Drum 12" Shade

Master Bedroom

Sophia White King Bedcover, Sophia White Pillowsham, Knife Pleat Curtains Austen Natural w border in Lucille Cranberry, Bed Runner - Marcianna Cranberry/Lucca Stripe Cranberry

Lounge / Landing

Lucille Cream Drum 12" Shade, Paloma Glass Base, Alba touch floor lamp base, Gatsby round side table, Forest Beaded Eau De Nil Cushion, Aurelia Eau De Nil Cushion, Madras Stripe Duck Egg Cushion, Rhodes Duck

Egg Cushion, Puri Stripe Natural Cushion, Vegas Cushion, Belaggio Chair Verano Black, Belaggio Footstool Verano Black, Wessex Chair Caitlyn Biscuit, Mortimer 2.5 Seater Sofa Dalton Natural.

Boral Timber Flooring

We used Boral spotted gum timber decking to make a small internal deck in the stairwell of Gary and Craig's house.

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, parquet, 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 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**

Shayna is dressed by:

Laura Ashley, Blessed, S&R Fashions