

## EPISODE 10

# GREYSTANES

**List Price:** \$529,000  
**Sale Price:** \$517,000  
**Make over budget:** \$14,000

The Shepherd household is bursting at the seams. With 4 growing daughters, parents Julie and Grant badly need more space; so they decided to sell a house and land package. Trouble is, they didn't sell their old house first, and after 12 months on the market, they still don't have a buyer. The couple has tried everything; they've been to auction; slashed the price by \$65,000, but still no joy. Paying for a mortgage, a loan on the land and a business loan are stretching the family to the limits. The builders are ready to start construction on their new house, but without a sale Julie and Grant are stuck. If they don't find a buyer soon, they'll be forced to sell the land and put their dreams of a bigger house on hold.

### Overview of Areas worked on:

## THE INTERIOR

The Shepherds house was not in a bad state of repair, it just needed some wow factor to help it stand out from the crowd. The biggest buyer turnoffs were the lack of living space and the battle-axe block. Sadly, we couldn't fix either of these problems, but we could change the look of the home to create an illusion of space. The house had to compete with display homes on a near by estate, so it had to look even more impressive than they did. Shaynna decided to modernize the look and rid the house of its faux federation styling.

The first job was to replace the faux stained glass by the front door with clear, to give the house a classier entrance. The next job was to repaint the downstairs from a dated green, to a soft white. This added light into the otherwise dark spaces and freshened up the overall look. For once, the kitchens and bathrooms were in great shape, so there was very little work to do. Shaynna modernized the kitchen by replacing the handles, installing new lighting and a new tiled splash back.

The window coverings downstairs were a mismatch of yellow curtains and dated blinds, so Shaynna replaced them with Venetian and Holland blinds from Spotlight, to give a stylish modern look.

The downstairs was dressed with predominantly white modern furniture from Valiant Hire, to create a high end show house look.

Upstairs was lacking in light and the bedrooms were dominated by large federation style ceiling fans. Shaynna replaced the fans with a smaller modern alternative, which sat closer to the ceiling. The landing, girl's bedroom and master bedroom were repainted in white and the areas dressed with furniture and bedding from Valiant Hire.

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### THE GARDEN

Charlie's brief was to improve the front of the house and create an entertaining area that would blend with the inside spaces.

The front garden was already nicely landscaped, but the planting was a little thin. Charlie filled the beds and mulched them to give the front yard a real lift. The other issue letting the house down was peeling paintwork on the eaves, first impressions are very important so these areas were given a fresh coat of paint.

The back garden was very small, but lacked any real design or style. Charlie created a paved entertaining area using a French pattern travertine paver from Amber. The space linked perfectly with Shaynna's interior to give the house the extra living area it so badly needed. The paving was surrounded with new modern look planting and pots and finished off with a large shade umbrella. To make this a true low maintenance garden for busy professionals, Charlie installed a drip irrigation system to keep the garden looking great for inspections.

In such a small yard we couldn't afford to ignore any available space, so the wasted area at the side was kitted out with a new garden shed.

### Plants Used

ECHEVERIA BLACK PRINCE 9CM x 3.  
EUCALYPTUS SUMMER RED 20CM x 1  
ACMENA GOODBYE NEIGHBOURS 25CMx 15  
CURRENT HEIGHT 1M EVENTUAL 8M  
BANKSIA ERICIFOLIA 14CM x 3  
LEPT FLAVESCENS CARDWELL 14CM x 3  
ACACIA FIMBRIATA DWARF 20CMx 5.  
GREVILLEA ROBYN GORDON 20CM x 3.  
DORYANTHES EXCELSA 25CM x 5.  
PENNISETUM RUBRA 20CM x 5  
SCLERANTHUS BIFLORUS 14CM x 7  
BRACHYSCOME MULTIFIDA 14CM x 5.  
LIRIOPE EVERGREEN GIANT 20CM x 11.  
LEPT BURGUNDY 20CM x 5.  
LOMANDRA CON RUB SEASCAPE 14CM x 3.  
CAL GREAT BALLS OF FIRE 14CM x 1  
RESTIO TETRAPHYLLUS 14CM x 3

### ADDITIONAL EXTERIOR INFORMATION

Horticulture pine bark mulch  
Road base  
River sand  
1 bag grey cement  
shed

### Tools used for the job

Digging shovels  
Square mouth shovels  
Black bins for mulch  
Wheel barrow  
Wakka  
Brick saw – wet  
Power drill ( with hammer action)  
Cordless drill

### 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)

### AMBER TILES

Patio Pavers: - French pattern Travertine 400\*400\*30 with a tumbled edge.

New & exclusive to Amber, Trojan Edge Travertine is a stylish and romantic range that is extremely durable, forgiving and relatively low maintenance once sealed. Available also in tiles and suitable for various applications. French pattern range is also available, the latest trend in stone design - layout involves interlocking various sizes in a random pattern - available in a massive 900x600mm in addition to the standard sizes.

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,

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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 Grant & Julies 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 an essential service to realizing the most from your real estate. In addition, Valiant can help you during a move, relocation."



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

### SPOTLIGHT

We used a selection of Holland and Venetian blinds.

With over 90 stores Australia wide Spotlight is Australia's largest retailer of dress fabrics, craft & home interior ideas.

Call 1300 305 405, or visit [www.spotlight.com.au](http://www.spotlight.com.au)

### ADDITIONAL INTERIOR INFORMATION

#### Paint used

Winnow – Dulux – Kids bedrooms and parents bedrooms  
Berkshire White – Dulux – Downstairs and hallway

#### 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.

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### 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

Electrician – Caslec Electrical – 9604 4488

Tiler – Barry – 9788 3978

Painters – Don Sulustio – 0414 677 241

Paving – Genteel Gardens – Jason – 0414 395 905

Removalists – Dennis – 9957 1721