

EPISODE 3

NORTH RYDE

List Price: \$745,000
Sale Price: Sold after auction for \$705,000
Make over budget: \$15,000

When Jeremy and Kerry bought a house in the property hot spot of North Ryde, they thought they were sitting on a gold mine. Wait a few years, update the place and make a killing. But after 8 months on the market and over 100 viewings, there are still no buyers - Their booming suburb is sending them bust. Local expansion has resulted more traffic and it all seems to be on the road at the back of their house. Add to that a half-baked reno and bad feng shui and this family are going nowhere fast. If they don't sell soon, they will miss out on their dream home in neighbouring Gladesville and time is running out.

Overview of Areas worked on:

THE INTERIOR

Jeremy and Kerry had completed some renovations, but the house still needed help to be ready for the market. The dining room at the front of the property felt like a real waste of space. It was home to a couple of large dressers that matched the kitchen cabinets, but these made the room feel like a mis- matched extension to the kitchen. We removed one of the dressers to open up the space, moved the table and added a new lounge to make the area into additional sitting room.

The house had been a turn off for Asian buyers due to bad feng shui. The front and back doors where aligned, so to remedy this, Shaynna put a large screen between the new lounge/dining and kitchen area to slow the energy flow or "chi".

The family room got a spruce up with a new granite breakfast bar and new furniture, while the oppressive midnight blue of the stairwell was painted out with fresh beige. The bright yellow study, which was packed to the rafters with furniture was painted a natural tone and given a seating area to make it a dual purpose rumpus room for the kids.

The downstairs bathroom, which was a candy coloured relic from the 50's got a total update with new white tiles, a new vanity and new tap ware. The once pink bath was sprayed with white enamel for an effective budget makeover.

Upstairs, the master bedroom was spruced up with new Laura Ashley furniture, bedding and soft furnishings. The "dodgy" half finished paint work in the spare room was finished and new bedding completed the interior works.

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THE GARDEN

The outside of the house was dirty and mouldy, so the first job was to pressure wash the boards. The budget wouldn't stretch to a full re-paint, so we concentrated on the front and side of the house, which were clearly visible to buyers from the street.

The front garden was overgrown, so Charlie trimmed the existing hedging and relaced the gaps with some viburnums. The paving stones to the front door were weeded out and surrounded by pebbles and a pot and feature plant added at the front door to welcome buyers.

The overgrown garden at the side of the house was creating a bad first impression for buyers. This area was ripped out and replaced with flowering cherry blossoms. Large river pebbles set into the earth gave the garden a distinct Japanese look.

Out back, Charlie ripped out more overgrown shrubs to the side of the garage, and discovered there was a fair amount of room and a garden path. He used Australian natives to create a private garden for the kids, with a pine cubby house at the top. Finally, he installed the privacy screens Jeremy had been meaning to get to, in order to block out the sight of the trucks on the busy road.

Plants Used

Camiellia Sasanqua
Helleborus
Prunus Blierea
Viburnum Odoratissium
Gardenia Florida
Kaizuka
Lilium
Assorted shrubs
Doryanthes

ADDITIONAL INTERIOR INFORMATION

Paint used

Walls above dado line – Dulux Light Glaze
Study: Walls to Dado line – Dulux Self Destruct

VALIANT HIRE

We used a variety of rental furniture to create the look for Jeremy and Kerry'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.

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KENNARDS HIRE

Kennards supplied tools to complete this renovation.

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Tools used for the job

- Digging shovels
- Petrol hedge trimmer
- Wheel barrows
- Black bins
- Spirit level
- Rivet gun
- Trolley
- Brading gun with nails
- Mitre saw
- Rake
- Broom

MARBLE CUTTING

Marble cutting for breakfast bar.

Ronald Bennett: Marble Works PTY LTD
25 Buffalo Road, Gladesville NSW 2111
Ph: 02 9809 3623

Furniture to put into the home

Laura Ashley loaned a variety of furniture and supplied bedding for the house

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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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.



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Furniture used

DINING ROOM

Garrat Dining Chair (Pairs)
Garrat Lamp Table
Milner Cranberry Cushion 50 x50
Lucille Cranberry Cushion 45 x 45
Boleyn Velvet Cranberry Cushion 40 x 40
Cameron Brass Lamp Base
Harriet Berry Red 12" Shade
Darwin Chair - Winton Col. Mink
Fenn Pleat Raspberry 12" Silk Shades

LOUNGE NOOK

Lockie Cherry Floor Rug 120x180
2.5 Seater Cambridge Sofa - Marquee Col. Natural

MASTER BEDROOM

Heligan Eau De Nil Qn Q/set
Henley Stripe Eau De Nil Cushion
Paloma Glass Base
Fenn Square 12" Duck Egg Shade
Provencale Queen Ivory Bed
Provencale Ivory Side Table
Provencale Ivory Dressing Table & Stool

SPARE ROOM

Garrat Side Table
Mylor Stripe Blue Qn Q/set
Egyptian Cotton Plain White Queen

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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.



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PRICEFINDER

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