

EPISODE 6

MARRICKVILLE

List Price before makeover: Auction (reserve \$700K)
Sale Price: Received an offer of \$670,000 after auction
Make over budget: \$13,000

Tania Foster is living on struggle street. She's working 2 jobs, raising 2 kids on her own and like many Australians she can't afford to pay the mortgage. Her situation is so bad, the bank have threatened to take the house, unless she can sell up and clear her mountain of debts. But after five stressful months on the market, Tania is still without a buyer. She first listed for \$850,000, dropping by \$50,000 a few months later. Trouble is, the market is falling faster than Tania's expectations. Her only option is to go to auction – and listen to any offers she gets. But will Tania see sense, or will she stick firm on price and risk losing everything.

Overview of Areas worked on:

THE INTERIOR

Tania's home was dominated by brick, and felt rather dark and dated. Shaynna decided to plasterboard over most of the brick walls, including the arch to add light and modernize the space. The house was lacking in period features, so Shaynna made a focal point of the fireplace by removing the ugly gas fire and adding a metal grate filled with logs.

The exposed brick walls and black workbench in the kitchen, made the space feel dark and uninviting. We used Granite Transformations to resurface the bench in a light cream stone veneer. New lighting, a stainless steel splash-back and new handles gave the kitchen a light modern feel, without the cost of a total makeover.

The bathroom was in good shape except for the tired old vanity. Kohler supplied a modern vanity and tap-ware to give the room an instant facelift. Elsewhere we cleaned the grout, and shined the tiles to make the bathroom look brand new.

The front bedrooms were generally well presented, but they were so close to the road, Tania had to keep the vertical blinds shut for privacy. Shaynna replaced the units with Dual Rollers from Victory blinds to overcome the problem. The first roller is a privacy shade; it lets the light in, but not the eyes of nosy neighbours. A second roller acts as a complete block out for night time. The single roller privacy shades were also used for the kitchen, lounge area and bathroom.

Finally the interior was dressed with furniture from both Valiant Hire and Laura Ashley, to create a designer cottage theme.

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THE GARDEN

Tania's house seriously lacked kerb appeal. Earlier renovations had stripped it of period features, while lack of maintenance left it feeling tired and scruffy. Charlie's first job was to paint all external woodwork, which in itself really brightened the place up. The front yard was an uninspired slab of concrete with some dated slate on the front porch. There was one planter box, but this was filled with weeds. Charlie decided to play on the modern renovations, by creating a contemporary low maintenance garden. The dull concrete was covered with quality Heathstone pavers from Amber, while the dated slate was covered with new decking.

Charlie planted the front boxes with modern architectural plants and added contemporary pots and chrome letters to accentuate the entrance.

The back yard, like the front, was scruffy and uninspiring - but its amazing what a clean up can do. The team fixed the broken plank on the garage, mowed the lawns, painted the wood-work and pressure washed the concrete. There wasn't a lot of money left in the budget for major features, but they did plant a mature hedge to screen the property behind.

Plants Used

X12 syzygium australe
X11 hemerocallis Aztec gold
X12 Crinum pedunculatum

ADDITIONAL EXTERIOR INFORMATION

Tools used for the job

- Petrol hedge trimmer
- Digging shovels
- Black bins for mulch
- Chain saw and protective equipment
- Mower
- Edge trimmer
- Cordless drills
- Wheel barrows
- Ladder
- Blower

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

ADDITIONAL INTERIOR INFORMATION

Paint used

Whisper White – Dulux

KOHLER BATHROOMS

Kohler supplied the double vanity, toilet and tap ware for our makeover

Founded in 1873 skills have passed down through generations combined with innovative techniques and timeless design to establish the enduring character for which KOHLER® is known.

There is no substitute for the knowing hand that sculpts the rim of a washbasin or the eye that succinctly measures the thickness of enamel on red-hot cast iron as if by instinct. This experience is bold. This experience is art. This is Kohler.

A heritage of making finely crafted bathrooms comes to play in everything we do; Kohler Co is the only one stop bathroom solution provider in Australia. It advances the trend toward increased luxury in the home by fostering the master suite concept.

- Console tables and bath vanities share a unity of design with bedroom furnishings.
- Electronics and other technological improvements enhance the bathing experience and also contribute to an array of stylish toilets, faucets and showerheads engineered to promote water conservation.
- Innovative showering products and luxurious whirlpool baths transform bathrooms into relaxing retreats in an otherwise fast-paced world.
- Decorative fixtures, textured surfaces and expressive colours elevate the rituals of everyday living to an art form

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Kohler Co Australia also is the leading manufacturer of Englefield acrylic bathroom fixtures.

THE BOLD LOOK
OF **KOHLER**®

Kohler Co. Australia
Unit 10, 79-99 St Hilliers Road Auburn 2143
Contact Number 1300 362 284

AMBER TILES

We used Amber Havenstone Pavers 545x360 for Tania's front garden.

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, 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 or call us on 1300 362 241.

VALIANT HIRE

We used a variety of rental furniture to create the look for Tania'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.

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

GRANITE TRANSFORMATIONS

Granite Transformations are the makeover specialists. The motto don't replace it, reface it says it all we transform your tired old kitchen into stunning feature that adds style and value to your home without the mess and fuss associated with having your kitchen replaced. After completing in excess of 12000 makeovers across Australia you are assured of a great result backed by our 10 year warranty.

Contact Granite Transformations on 1300 306 666



www.granitetransformations.com.au

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

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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.

FURNITURE TO PUT INTO THE HOME

Lounge

2.5 Seater Kingston Verona Pearl
Southwold Chairs Heligan Natural
Shirland Natural Throw

Master bedroom

Sophia White Queen Quilt Cover
Sophia White Tailored Pillowshams
Sheridan Ivory Cushion 40x40
Althea Natural Cushion 40x50
Mohair Silver Grey Throw
Mohair / Boucle Cranberry Throw
Harriet Cream/Linen 12" Shade
Christelle Glass Lamp Base
Gatsby 3 Drawer Side Tables

VICTORY BLINDS

Victory Blinds supplied window coverings for Tania's home. We used Dual roller blinds for the bedrooms and roller screen blinds for the bathroom, kitchen and lounge room

Roller Screens are designed for the 21st century, they are easy to operate, with an energy efficient design which will compliment any décor and environment. For complete privacy, these are also available as a dual roller.

Dual Roller Screens come chain operated for easy use, offer total privacy utilising a transparent screen which enables a view out, but prevents a view in, and has a secondary screen which allows you to control the light. Victory's revolutionary new multi-link control system allows you to operate multiple blinds with just one control.

Service Excellence Guaranteed

All Victory consultants are experienced and trained to deliver you the highest level of service. At the time of consultation, a variety of Victory products will be fully demonstrated, so you understand exactly how each product works, and more importantly, how it will fit into the overall look and feel of your home. Because all Victory consultants pay attention to every detail and believe in the old adage "measure twice and cut once", your ongoing satisfaction is guaranteed.

Create the Perfect Look

At Victory we believe windows are the most important feature of every room. We also like to think of them as being the eyes to your home. The way you dress your windows not only says a great deal about your personal style and taste, but also instantly creates a certain mood or atmosphere in each room. With the right curtains and blinds, you can make a room vibrant and contemporary, or conservative and traditional, the choice is yours.

Free Measure and Quote

Whether you've already decided on the decorating style for your home, or you're simply looking for ideas and advice, a Victory decor consultant is just a phone call away. They will visit your home, help you choose your curtains and blinds, measure up your windows and provide you with a written quote - all for free. Visit one of our showrooms to give you ideas on the window furnishings to best suit your needs.

No Mess, No Fuss, No Worries!

When your curtains or blinds are installed, our service technicians wear slippers and gloves and carry a vacuum to ensure they leave your home as clean as when they arrived! All Victory technicians work is insured to provide you with peace of mind when working in your home.

Made for Australian Conditions

When you choose from the Victory range, you're choosing the finest quality products - curtains and blinds which we are proud to say meet and exceed the highest industry standards. Designed to outlast the harshest Australian conditions, all Victory products are made from durable materials that have been treated to resist mould, corrosion, fading, and fraying. And because our curtains and blinds are made by qualified, experienced craftsmen, Victory are helping to support Australian industry and employment.



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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

email: 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

Other Trades

Electrician – Caslec Electrical – 9604 4488

Plumber – Thornleigh Plumbing Services 9482 7898

Plasterers – Super Plasterers 0420 904 030