



Hamptons INSPIRED

Transforming homes changed the lives of the three mates who started Three Birds Renovations. Here's the scoop on these savvy women and their recent renovation success.

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Outdoor breakfast bar

"The gas-strut window was custom made in Queensland and has become our trademark," explains Bonnie. "It's a fresh alternative to bi-fold windows and is the perfect addition to our breakfast bar straight off the kitchen."



One glimpse of Three Birds Renovations' latest home transformation, and you'll know why the three women who started the renovation-for-profit business made the right career choice. The Hills District, NSW trio – Bonnie Hindmarsh, Erin Cayless and Lana Taylor – originally left their corporate jobs for life fulfilment. Two successful renovations later, and Three Birds' business is singing.

"Rather than work long hours to build someone else's business, we decided to work shorter hours to build our own," says Bonnie. "Add to that, the fun of renovating a house with your two best mates, and we were no longer building just a house and new business – we were building a life we loved."

The three busy mothers (of eight kids under nine, combined) had no prior redecorating experience, and yet they get the job done – well. Erin runs the renovation timeline, books tradies and draws floorplans. Bonnie designs and sources items to style each home. Lana manages the money, key stakeholders and bigger picture, for the business. They also share the responsibility of site manager each day, totalling two to three days per week, per person.

"We are our own bosses, giving us the flexibility to prioritise our families whilst getting the job done," Bonnie

says. "It's hard to leave the worksite at 2.30pm for school pickups with so many hours left in the day, but somehow, we make it work."

A typical renovation project takes six weeks to complete, but that's in-between the four to six weeks needed to get floorplans, quotes and tradies secured. And the three days it takes to style the house, before it debuts on the market.

"It's hard work but no harder than any other job," says Bonnie. "When the load is shared across three people, it makes all the difference."

Their latest home was transformed into a chic, Hamptons-style abode – an impressive accomplishment, as the house was located in Castle Hill – 35km from the coast.

"When we saw the exterior cladding and huge pool in the backyard, we knew we could create a beachy feel in the in the Hills, as long as we made the right design choices," Bonnie says.

The makeover wasn't without challenges, however, beginning with "a dated floor plan and ugly exterior," according to Bonnie. This included multiple disconnected living rooms, a master suite more like a kids' bedroom, and a laundry in a very visible location.



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Ultimate Kitchen

The Hamptons-style kitchen is the "ultimate mum's kitchen," according to Bonnie. "It's perfect for cooking, entertaining and supervising kids in the pool at the same time!" Classic pieces like the replica Tolix bar stools from Click On Furniture and pendant lights from Bunnings add to this kitchen's timeless charm.



< “Our number one focus was to create a new floor plan providing an easy, breezy style of living indoors and out,” says Bonnie. “So, we connected all the living spaces and created an alfresco zone with breakfast bar, directly off the kitchen.” In addition to individual room makeovers, of course.

Six weeks of hard work and heart resulted in breathable, open-plan living – a stunning coastal canvas for indoor/ outdoor entertaining. Some of the most beautiful décor, including the round dining table and Malawi chairs, came from Bonnie’s home. Others, off mainstream store shelves.

It’s amazing what can happen when Three Birds put their heads together.

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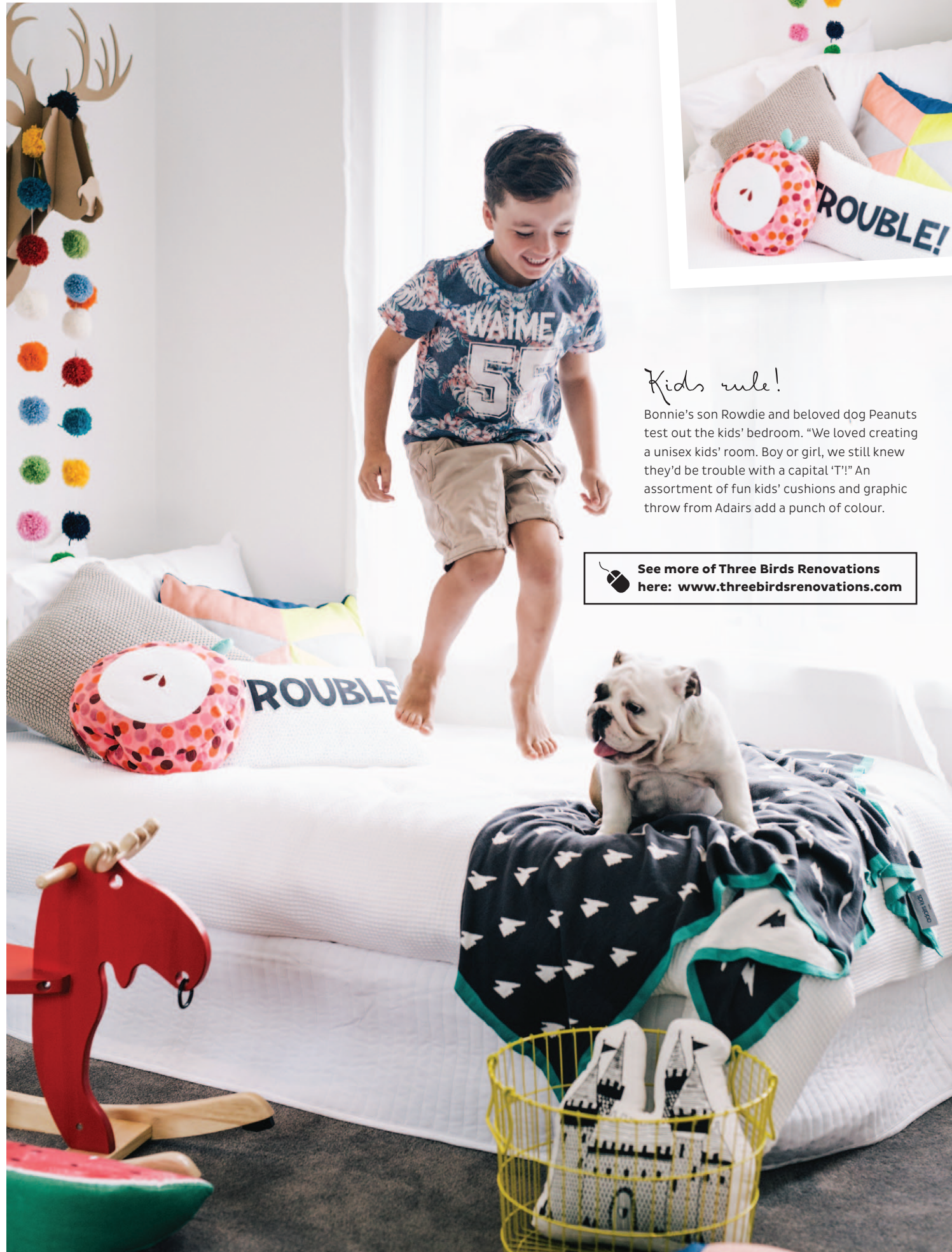
- 1 **GRAB A FRIEND** Renovating can be stressful, expensive and time-consuming. Share the load with a friend (or two) and if you can, get someone with an eye for design.
- 2 **PLAN PLAN PLAN** A renovation is a complex combination of tasks and challenges. If you're not well organised with timelines, tradies and budgets you could blow your potential profit.
- 3 **STICK TO YOUR BUDGET** Try not to spend more than 10-11% (of the purchase price) on the renovation. This should be enough to cosmetically renovate a whole house.
- 4 **BUILD RELATIONSHIPS** To make money out of renovating, you have to rely on others, like tradies, real estate agents and your new neighbours. Invest in building authentic relationships – the pay back is immediate.
- 5 **JUST DO IT** It's not as hard as you think and less risky than most new business ventures. Unless the house burns down, you can always sell it and recoup most (if not all) of your money.



Blushing bedroom

The colour palette of cool blues, greys and pinks creates a soft, calming atmosphere in the master bedroom. "The master is probably our favourite room," enthuses Bonnie. "We made it oversized with a sense of relaxed luxe to create a true parents' retreat." Atoliya lilac throw, pale pink Cultiver European pillowcases, and mongolian lamb cushion from Villa Interiors in Sydney are layered to create a relaxed look.





Kids rule!

Bonnie's son Rowdie and beloved dog Peanuts test out the kids' bedroom. "We loved creating a unisex kids' room. Boy or girl, we still knew they'd be trouble with a capital 'T'!" An assortment of fun kids' cushions and graphic throw from Adairs add a punch of colour.

See more of Three Birds Renovations here: www.threebirdsrenovations.com



Style TO STEAL

Put a modern spin on Hamptons style with these fab finds.

Hamptons CHIC

WIRE BASKET Low wire basket (black) \$35 www.thewoodsfolk.com.au / **ART** 'Power Play' by Danielle Cross (acrylic and oil on canvas with double shadow box frame) \$1945 www.daniellecross.com / **CHAIR** Högsten chair with armrests \$129 www.ikea.com.au / **BAR STOOL** Replica Xavier Pauchard 'Tolix' stool 75cm (ash seat) \$159 www.mattblatt.com.au / **THROW** 'Hayman' throw (blush) \$130 www.linenmoore.com.au / **OTTOMAN** 'Aztec' ottoman \$199 www.ozdesignfurniture.com.au / **SOFA** 'Parker' three seat sofa \$2199 www.ozdesignfurniture.com.au / **BASKET** 'Bison' black dipped basket set of three (plant not included) \$110 www.tribehome.com.au / **CUSHION** 'Kew' cushion (blush) \$39.95 www.linenhouse.com.au / **SIDE TABLE** 'Martini' side table (antique brass) \$179 www.westelm.com.au / **FLOOR LAMP** 'Copenhagen' floor lamp (teak) \$299 www.beaconlighting.com.au / **RUG** 'Ascot' floor rug \$399 www.freedom.com.au