

**\$100,000**

**ADDED  
VALUE  
\$345k**

## TIPS

- Spray your bricks. Many people think you need to render a brick house to make it look modern but rendering is costly and takes a lot of time. We chose to render just the front and spray the bricks out back as it's faster and cheaper and looks great.
- Master the master suite. This is the room potential buyers will imagine themselves waking up in every day so it needs to "wow" the pants off them. Done well, it will differentiate your house from all the others on the market.



**BEFORE: THE KITCHEN AS PASSAGEWAY**



**HERO FEATURE: BREAKFAST BAR**



**TAKE A SEAT: SLEEK NEW KITCHEN**

**W**ith this renovation (as with all our renos) we wanted to transform ugly into beautiful, closed-off into connected and dark into "light". It's a cliché but we wanted to create the house of our dreams. We agonised over every decision, big (where to put the fourth bedroom) and small (handles or knobs in the kitchen). At the end of the day (six weeks, in fact) our ultimate hope was to create a house that gave people a wonderful feeling when they walked through it. The true test of each house we renovate is the question: "Do we want to live in it?" If our answer is "yes", we're happy.

This was only the second house we had flipped yet we set ourselves the ambitious target of transforming the whole thing and getting it back on the market in just six weeks. The place was in pretty good condition when we bought it and therein lay the challenge: how to increase its value by 30% in just six weeks? The biggest issue was the dated floor plan and ugly exterior (it had beige and brown roller shutters on every window!). There were also multiple

living rooms which weren't well connected and the master suite was more like a kid's bedroom in size, rather than a retreat for parents. Our No. 1 focus was to create a new floor plan that provided an easy, breezy style of living both indoors and outdoors so we designed a layout that was open, open, open – even the shower had no doors.

The kitchen needed to become a destination zone within the house. It was originally located in the middle of a long room, making it a thoroughfare rather than a place to stay. It needed to be an open, breezy space that invited people to take a seat. By moving it to the end of the long room we created a new alfresco zone directly off the kitchen.

The alfresco breakfast bar with gas-strut window was a hero feature of our house. Our aim was to seamlessly integrate the inside and outside to extend the kitchen beyond its walls.

While we rendered the facade of the house to give it maximum street appeal, around the back and side we simply sprayed the original bricks. The transformation was





## Three Birds Renovations



NEW DESTINATION ZONE

### WHAT WE LEARNT

- Prepare a clear scope of work for tradies. If you're to have any chance of getting a reno done on time and within budget, you need a written scope of work for each tradie and to make sure you include an expectation around timing.
- Everyone needs two living spaces. Most of the houses we buy have one living space, which just won't cut it in today's version of a family home. We always find a place in the new floor plan for a second living room.
- We kept the

kitchen costs low by reusing most of the existing cabinetry. We worked out it was a Bunnings kitchen so we were able to buy the same product to add to it according to our new design. This saved thousands of dollars but, as you can see from the before and after pics, no one would ever think those kitchens shared the same cabinetry.

PHOTOGRAPHY HANNAH BLACKMORE

immediate. We loved the look of the sprayed brick and it's a much cheaper alternative to rendering. There are so many ugly red brick houses ... if only people knew how easy it was to transform their house with just a spray gun and some paint!

Upstairs it was all about nailing the master suite and the most important design element was getting the overall size of the room right. The original master bed was just too small, so we knocked down the wall between two bedrooms to create an oversized master suite with a luxurious resort feel. We also opened up the en suite and integrated it into the room to make the bedroom feel even bigger.

So at the end of six weeks the whole house had received a pretty serious cosmetic makeover but it was definitely the kitchen, master suite and alfresco area that earned the most oohs and aaahs at our first open home. We sold before auction and almost couldn't believe we'd been able to increase the value of that little beige beauty by \$345,000 (or 35%) in such a short time. We knew we wouldn't always be so lucky, so made sure we really enjoyed that one.



### BUDGET BREAKDOWN

Carpentry	\$25,000
Landscaping	\$13,000
Painting	\$12,000
Plumber	\$9000
Kitchen	\$8500
Bathrooms	\$4700
Tiling	\$4550
Gyprock	\$4280
Electrician	\$4100
Pool fence	\$4000
Floorboards	\$3800
Carpet	\$2200
Doors	\$1300
Laundry & powder rm	\$1300
Glazier	\$1160
Rendering, front only	\$750
Lighting	\$450
Wardrobes	\$400
Total	\$100,490



BEFORE: BORING IN BEIGE



TRANSFORMED WITH A SPRAY GUN