

THE LIVING ROOM

THE FACT SHEET

WARRIWOOD (NSW) – FACADE MAKEOVER



In this episode, Cherie transforms a daggy 1969 red brick home into a modern masterpiece. Homeowners, Dan & Naomi are expecting their first child in a matter of months and the nesting phase has begun. With a new arrival on the way, security and safety are high on the list of priorities along with creating an entrance with real wow factor. More importantly, they were keen to bring their home into line with the standard of other houses in their suburb of Warriewood, NSW with longer term plans for a structural reno to the house.

CHERIE BARBER – RENOVATING FOR PROFIT EXPERT



Cherie Barber is a professional renovator, highly sought after public speaker, educator and media contributor. In 2001, Cherie threw in her full-time marketing job at the end of her first renovation, which saw her earn more money on the weekends renovating than her full-time employment.

In 2009, she established Renovating For Profit, a company that teaches everyday people, how to cosmetically renovate old homes or apartments for a profit via her Cherie Barber 'Live' 3 day renovation workshops. Cherie now juggles renovating with her national public speaking, media & business commitments and believes that once you have the right knowledge, anyone can do it!

Phone: (02) 9555 5010

www.renovatingforprofit.com.au



THE LIVING ROOM

THE FACT SHEET

RENOVATION STRATEGY

To significantly improve the street appeal of the property to make a diminutive property look substantially more grand and thus add value. This will be accomplished by adding bulk and scale to the property and creating a sense of entry. To align this property with other properties in the area for better streetscape. To also make changes to the property for added security and safety of the home that will be absorbed by the owners, over the long term. The scope of works was as follows:

- Cement render the house
- Remove the existing roof & install a new [COLORBOND® steel](#) roof
- Install a new carport & [COLORBOND® steel](#) roof
- Add a new [COLORBOND® steel](#) fence & associated gates
- Cement render the whole house & garden beds (excluding rear of house)
- Removal of 2 large trees
- Excavation of front yard
- Install new large deck to front of house with merbau & stainless steel balustrading
- Convert window opening to bi-fold door for seamless access to the deck
- Install overhead pergola over front doorway
- Painting of house, carport & garden beds
- Installation of new trees, significant landscaping and new turf
- Create new defined entry points to the property via new steps at street level.
- Installation of feature wall tiles, associated lighting & accessories.

FINANCIALS

Purchase Price:	\$ 835,000.00
Renovation Spend:	\$ 85,348.60
Renovation Timeframe:	14 Days
Property Breakeven Point:	\$ 920,348.60
Property Value – Post Renovation:	\$1,050,000.00
Profit Margin (After Reno Costs):	\$ 129,651.40



THE LIVING ROOM

THE FACT SHEET

PLAN – “BEFORE”



PLAN – “AFTER”



THE LIVING ROOM

THE FACT SHEET

BUDGET BREAKDOWN

Expense Item	
Replace House Roof with COLORBOND® steel Roof - Materials & All Labour	\$ 22,750.00
Install New COLORBOND® steel Carport - Materials & All Labour	\$ 5,300.00
Install New COLORBOND® steel Fencing - Materials & All Labour	\$ 11,400.00
Install New Large deck with Stainless Steel Balustrading	\$ 19,654.00
Cement Rendering of House & Garden Beds (excluding read of house)	\$ 6,500.00
Rubbish Removal	\$ 1,960.00
Excavation Works	\$ 1,141.25
Install new Bi-Fold Door - Materials & Labour	\$ 2,650.00
Install New Brick Garden Beds - Materials & All Labour	\$ 5,881.50
Plants & Landscaping	\$ 3,604.54
Paint & Painting Labour of House, Carport & Garden Beds	\$ 3,187.31
Removal of Large Tree	\$ 1,320.00
TOTAL SPEND:	\$85,348.60



THE LIVING ROOM

THE FACT SHEET

BEFORE PHOTOS



THE LIVING ROOM

THE FACT SHEET

BEFORE PHOTOS



THE LIVING ROOM

THE FACT SHEET

AFTER PHOTOS



THE LIVING ROOM

THE FACT SHEET

AFTER PHOTOS



THE LIVING ROOM

THE FACT SHEET

COLORBOND® COURTESY OF BLUESCOPE & STRAMMIT

Years of wear and tear on the exterior of a home can have it looking tired and dull. COLORBOND® steel is the only material that can be used across all exterior features including roofs, fences, walls - and even cubby houses! - to brighten up a home's appearance. The beauty of COLORBOND® steel is not only in the colour. It gives free rein to the imagination and can provide an exciting, contemporary touch to freshen up your home.

Accessories made from COLORBOND® steel colours can be mixed and matched to contrast exterior features or to blend these accessories with the garden or landscape. COLORBOND® steel can match both your home and its environment, with everything from soft hues just like the Australian landscape, to rich traditional heritage tones and cool crisp colours to complement a more contemporary design.

FENCE & Gates

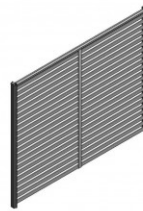
Clik'n'Fit Fencing and Gates.

Material: [COLORBOND® steel](#)

Colour: Woodland Grey®

Supplier: Superior Screens Australia Pty Ltd

www.superiorscreens.com.au



Colorbond®

House Roof

Material: [COLORBOND® steel](#)

Colour: Basalt®

Profile: [Stramit® corrugated roofing](#) www.colorbond.com.au

Colorbond®

Stramit

Carport Roof

Material: [COLORBOND® steel](#)

Colour: Basalt®

Profile: [Stramit® corrugated roofing](#) www.colorbond.com.au

Colorbond®

Stramit



THE LIVING ROOM

THE FACT SHEET

MATERIALS COURTESY OF BUNNINGS

PRODUCT CODE	PRODUCT	BRAND	RRP
1540416	Endure Exterior Low Sheen SALINGER (x4 strength) 15L	Taubmans	\$203.00
0062735	Merbau Decking KD select grade 90x19mm		\$4.37 per linear meter
0061820	Merbau laminate post 90x90x2400mm DAR		\$56.96 each
4310364	3.2mm Stainless Steel Wire Braided 30m	Zenith	\$39.90
4219990	3mm Stainless Steel Rope Thimble	Zenith	\$2.60
3953070	5.5mm Stainless Steel Hook and Eye	Zenith	\$7.30
4310100	3.2mm Chrome Plated Swage (2 pack)	Zenith	\$3.70
5520074	350mm Swagging Tool with wire	Kincrome	\$49.94
1523681	Decking Oil, Natural 10L	Cabots	\$125.00
4370666	Cottesloe Deck Light Kit 6 pack 35mm	Brilliant	\$120.00
4370265	Capel 12v Deck Light Kit 6 pack 35mm	Brilliant	\$120.00
7070542	Spotlight 12v LED 4 pack stainless steel	Arlec	\$110.00
7070756	Kimberly Up Down 35W stainless steel	Brilliant	\$54.00

**prices may vary*



For more information visit
www.bunnings.com.au



THE LIVING ROOM

THE FACT SHEET

PRODUCTS USED

Unknown

Formatted: Font:(Default) Arial, Bold

STONE

Cultured Stone - Dressed Fieldstone

Colour: Chardonnay

Supplier: Boral

www.boral.com.au



PLANTS

Assortment of plants including Dianella Silver, trelitzia reginae, Yucca Elephantipes, Rhapsis palm, Dracaena marginate, Clivea miniata, Blechnum 'Silver Lady', Cordyline Pink Lady, Cordyline Red sensation, Cycas revolute, Agave attenuate, Philodendron Congo, Crinum pedunculatum, Livistona Australia

Supplier: Downes Wholesale Nursery (Theresa Park, NSW)

www.downesnursery.com.au



BI FOLD DOOR

3 Panel Bi-Fold door white

2200W X 2100H

Supplier: Bifold door Direct

www.bifolddoordirect.com.au



PAINT

Taubmans Exterior paint

Colour: "Salinger" x 4 Strength - Low Sheen

Supplier: Bunnings Warehouse (I/N: 1540416)

www.bunnings.com.au



DECKING

90 x 19MM KD Select Grade Merbau Decking

Supplier: Bunnings Warehouse (L/N 0062735)

www.bunnings.com.au



DECKING OIL

Cabots Natural

Supplier: Bunnings Warehouse

www.bunnings.com.au



THE LIVING ROOM

THE FACT SHEET

PRODUCTS USED

DECK LIGHTS

Capel 12v Brilliant 35mm Cottesloe
Supplier: Bunnings Warehouse (I/N: 4370665)
www.bunnings.com.au



GARDEN SPOTLIGHT

Arlec 12V Stainless steel LED Garden Spotlight
Supplier: Bunnings Warehouse (I/N: 4370265)
www.bunnings.com.au



TURF

Sir Walter Buffalo
Windsor Turf Pty Ltd
www.windsorturf.com.au

