

INSIDERS

INSPIRING HOMES WITH HEART

THE
FLIP BOOK

32+ pages
all about
renovating
for profit

cabin fever

Why we're obsessed with this mountainside hideaway

SCANDISTYLE 101
The secrets of
warm minimalism

BUYER'S GUIDE
Statement sofas
to sink into

LESSONS LEARNT
FROM A
FAILED FLIP

EXPERT
ADVICE
Can you afford
to renovate?

A tiled splashback is a fast and affordable way to totally change the look of your kitchen. Choose a colour that vibes with your existing kitchen and consider a herringbone or step-ladder layout to add more interest.



face value

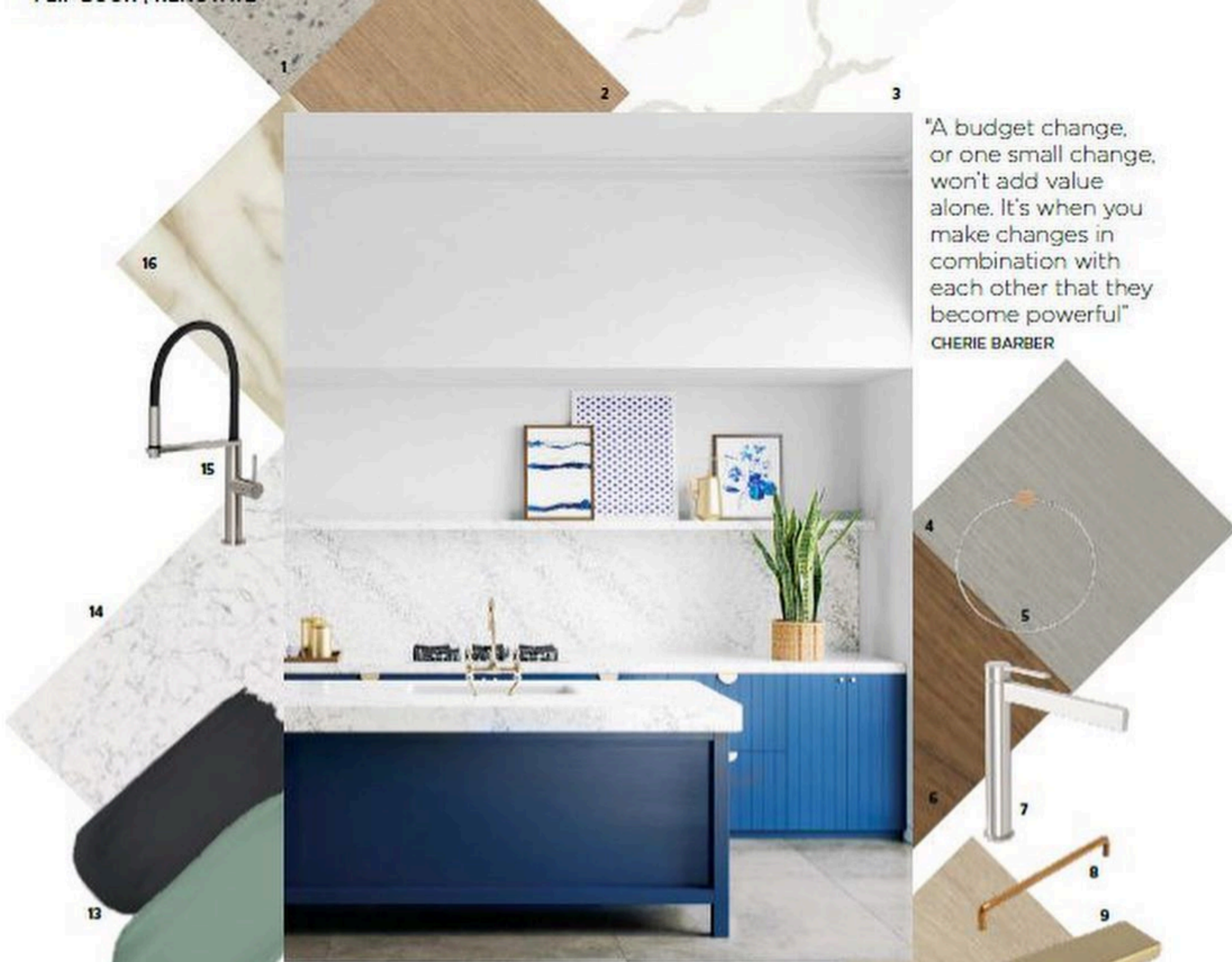
Small changes with big impact for a fast property flip

While reality TV shows would have you believe that flipping a property for profit is some easily done thing, the truth is that renovating – or making over your home – with the intention of increasing its resale value, requires strategic thinking, the precise allocation of funds and careful consideration of your home's current condition. Cherie Barber, Australia's leading renovation expert and founder of online resource Renovating For Profit, says planning is essential.

"When the bank evaluator comes through a property, they always mark the kitchen and bathroom up, as those rooms are the most expensive to renovate," Cherie explains. "The third most-important space would be the front exterior, for first impressions and kerb appeal. Then you have the communal areas, such as the living and dining areas, while bedrooms and laundries should be last. On a budget, I wouldn't focus on just one room – I would be doing a budget renovation across as many rooms as possible."

"When choosing a wall colour, paint a large piece of cardboard with your selection and move it around the room so you can see it next to all of the fixtures and check that the undertones work together. Leave the colour up for at least two days to ensure you're happy with the selection in both morning and afternoon light. Open For Inspections may be at different times of the day, so it's important you're happy with the colour at all times."

ANDREA LUCENA-ORR,
COLOUR SPECIALIST, DULUX



"A budget change, or one small change, won't add value alone. It's when you make changes in combination with each other that they become powerful"

CHERIE BARBER

KITCHEN

According to Cherie, the smallest and most budget-friendly change you can make to a tired yet structurally sound kitchen is with paint. "Painting the cabinetry with a laminate paint such as White Knight can be done for a few hundred dollars," she says. The next step would be replacing appliances such as the oven, cooktop, rangehood and dishwasher. "A good rule of thumb is to never spend more than three per cent of the current value of your property on a kitchen renovation, to ensure you don't spend too much or too little, or you won't make the money back. That includes materials and labour."

GIA Bathrooms & Kitchens sales and marketing manager Illan Elberg concurs, recommending that cabinetry and benchtops are prioritised in a big-budget renovation. "These are the most essential aspects of a kitchen renovation. Smaller changes may include replacing the handles, splashback and tapware."

SPRAY-ON STYLE

If you're nervous about painting cabinetry yourself, consider hiring a company specialising in electrostatic and polyurethane spray techniques to do it for you. Sydney-based Special-T Operations does a quick, clean and high-quality job. [Learn more at specialt.com.au](http://SpecialT.com.au)

1 Laminate surface in Tinted Paper Terrazzo, from \$84.15 per sq m, Laminex. **2** Formica surface in Autumn Oak, \$83.82 per sq m, Laminex. **3** Calacatta Maximus 5114 slab in Supernatural Ultra, from \$800 per sq m, Caesarstone. **4** Formica surface in Brushed Silver, \$83.82 per sq m, Laminex. **5** Fern Living towel holder in Chrome, \$75, Designstuff. **6** Formica surface in Natale Walnut, \$83.82 per sq m, Laminex. **7** Lexi MKII vessel mixer in Chrome, \$316, Phoenix. **8** Henley handle in Acid-Washed Brass, \$37.50, Hepturn Hardware. **9** Rappana cabinetry pull in Brushed Brass, \$26.90, ABI Interiors. **10** Ires cabinetry pull in Brushed Copper, \$29.90, ABI Interiors. **11** Laminex surface in Whitewashed Oak, from \$86.57 per sq m, Laminex. **12** Dulux acrylic paint in Mossleaf, \$97.10 per 4L, Bunnings. **13** Dulux acrylic paint in Domino, \$97.10 per 4L, Bunnings. **14** White Attica 5143 slab in Supernatural, from \$600 per sq m, Caesarstone. **15** Phoenix Blix flexible hose round sink mixer, from \$400, Tradelink. **16** Formica surface in Calacatta Gold, from \$83.82 per sq m, Laminex. **CENTRE** Same as #14.



BATHROOM

An affordable way to refresh a bathroom is tile paint, which can give the walls and flooring a bright new appearance for just \$200–\$300 if you do it yourself. “It’s a great way to cover those wacky tiles from the 1980s or earlier. Tile paint can instantly make your bathroom look better,” says Cherie, who suggests taking your cosmetic overhaul to the next level by replacing the vanity, toilet and tapware, then styling the space with art. “But remember, if the bathroom is dated, just changing the taps and handles isn’t going to make any difference to the value.”

“If you’re renovating on a tight budget, think about how you can use the existing plumbing and try to avoid relocating it, as that can be expensive,” says Daniela Santilli, bathrooms and kitchens merchandising leader at Reece Bathrooms. “The 2021 *Reece Australian Bathroom Report* reveals that Australian renovators consider the bathroom to be the second most-important room in the house, after the kitchen. So, to really make an impact with a budget bathroom renovation, prioritise the elements of the bathroom that are letting down your experience in the space. If you’re committing to a large renovation of a bathroom, invest in luxurious materials, customisation and technology.”

1 Call single **towel rail** in Brushed Copper, \$13490, ABI Interiors. **2** Lexi MKII single **towel rail** in Matte Black, \$75, Phoenix. **3** Thirroul **subway tile** in Bone Matt, \$92 per sq m, Tile Cloud. **4** Ferm Living ‘Curvature’ **towel hanger** in Brass, \$167, Finnish Design Shop. **5** Otto **toilet-roll holder** in Brushed Gunmetal, \$62.90, ABI Interiors. **6** Menu ‘Afteroom’ **coat hanger** in Black, \$114, Designstuff. **7** Phoenix ‘Teel’ brass **shower/wall mixer** in Matte Black, \$294, Tradelink. **8** Calacatta honed rectangle **mosaic tile**, \$32.92 per 30.5cm x 30.5cm sheet, Beaumont Tiles. **9** Zone Denmark ‘Hooked On Rings’ **toilet-roll holder**, \$64, Designstuff. **10** Paddington **tile** in Terracotta, \$59 per sq m, Tile Cloud. **11** Newport **subway tile** in Sage, \$69 per sq m, Tile Cloud. **12** Phoenix ‘NX iko’ **rail shower** in Matte



DECORATING FOR HOME INSPECTIONS

Freedom Furniture Interior decorator Debra Waller-Pompe has great tips for styling your home to impress potential buyers.

- + **Neutral is best** You want to leave people with a vision of how they can make your house into their home.
- + **White is right** When in doubt, remember that white brightens a home and gives the illusion of a larger space.
- + **Add colour** Artworks are great, but ensure all major pieces are fairly neutral so they don't overpower.
- + **Rugs define space** They add another layer and are a good way to bring in warmth and texture.
- + **Accessories are essential** Lastly, add some new cushions and small decorator items.
- + **Don't forget flowers** They make a home inviting. I love nothing more than a large simple vase with a snip of gum foliage. Greenery like this is clean and fresh, but packs a visual punch!

LAUNDRY

"Generally speaking, a laundry doesn't add value to your home, but that depends on your property," says Cherie. "Laundries are important in upmarket homes, but in standard Australian homes they are not that important from a bank-valuation perspective. I would be painting the walls and ceiling, refreshing the cabinetry with laminate paint, and also painting the existing splashback with tile paint if required."

Interior designer Lydia Maskell has some excellent advice for those planning a laundry makeover. "Look at using the splashback and tapware as an opportunity to transform the space. Replacing tiles to introduce more colour and texture is a great way to add visual impact," she says. "If your budget doesn't extend to replacing or adding tiles, then look at painting over the existing tiles to change the aesthetic. When designing a laundry, consider the absolute must-haves for the space, such as a washing machine, a sink and storage. Once you consider the essentials, you'll know what space is left to allocate for more luxury items."

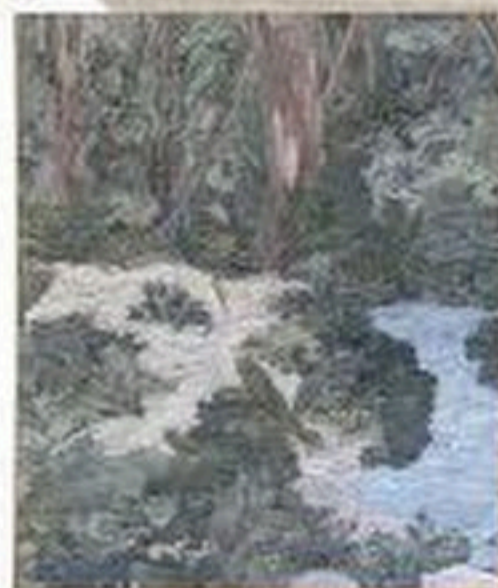
1 Tictac travertine mosaic tile, \$26.90 per 29.5cm x 38cm sheet, ABI Interiors. **2** Elegant honed terrazzo tile in Smoke, \$139.95 per sq m, National Tiles. **3** Calacatta Verde square mosaic tile, \$26.90 per 30cm x 30cm sheet, ABI Interiors. **4** Marrakech square tile in Matt Tan, \$69.95 per sq m, National Tiles. **5** Atticus knob in Burnished Brass, \$24.95, Hepburn Hardware. **6** Luna cabinetry pull in Bronze, \$34, Lo & Co. **7** Textured tile in Density Dark Grey, \$31.47 per sq m, Beaumont Tiles. **8** Elysian kitchen mixer in Brushed Copper, \$289.90, ABI Interiors. **9** I Good tile in Cenere, \$99.95 per sq m, National Tiles. **10** Surrey handle, \$34.95, Hepburn Hardware. **11** Henley farmhouse sink, \$699.90, ABI Interiors. **12** Laminex surface in Black Birchply, from \$86.57 per sq m, Laminex.

"In-between changes can make a property look better, but may not increase the value. Either touch up the place cosmetically, or go the whole hog and do it brand new" **CHERIE**



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LIVING/DINING ZONES

Easy and affordable to spruce up, living and dining zones benefit most from repainting, new window furnishings and fresh flooring. "Whites and neutrals are the most popular when renovating for profit," says Andrea Lucena-Orr of Dulux. "If it's a sunny, north-facing room, be careful with the bright whites and have a look at a softer greige instead. If the room is gloomy, with little natural light, use a warmer white."

"Lots of properties have mismatched flooring," says Cherie, "so installing new flooring makes your property look better while providing visual continuity throughout the home. As flooring is such a big visual mass, it's something you really notice." She also recommends hanging new window furnishings. "Lots of old properties have dark curtains or vertical drapes. Take off those old window furnishings and update with venetian blinds or white timber venetians."

"If the existing flooring is tiles, you can install a luxurious vinyl or hybrid plank over the top with minimal fuss," says Ingrid Powell, digital manager at Choices Flooring. "Most vinyl and hybrid flooring products can be installed over existing flooring, though the preparation can differ from home to home and must be considered in the initial consultation. For good carpet at the lowest price point, a polypropylene textured carpet should be considered – for its contemporary look and hard-wearing attributes. Of course, for the best-quality carpet, it's hard to go past wool. Natural and warm, wool carpets are the epitome of long-lasting style." **10**

5

6

1 Hanna leaf-pattern wool-blend rug in Ivory (230cm x 160cm), \$436, Miss Amara. **2** Eternity 'Delano' solution-dyed nylon carpet in Colt, POA, Choices Flooring. **3** Genero Longboard flooring in Lined Blackbutt, POA, Choices Flooring. **4** Haven Tavish carpet in Stonecutter, POA, Choices Flooring. **5** Orbit vase in Light Pink, \$39.95, Freedom. **6** Genero Design flooring in Cornish Blond Oak, POA, Choices Flooring. **7** Matal GoodWeave Label rug (200cm x 300cm) in Ivory/Natural, \$399, Freedom. **8** Simone Karras soy-wax candle, \$280, Jardan. **9** Gander vase in Buff, \$32.95, Freedom. **10** Our Little Hideaway 7 original