

LIVING ROOM FACT SHEET

Series 8, Episode 9

RENOVATE FOR PROFIT WITH CHERIE BARBER

SOUTH PENRITH – WHOLE HOUSE RENO

In this episode, Cherie Barber helps 3 sisters renovate their mum and dads home who have sadly passed away.

Sisters Cathy, Caroline & Elizabeth inherited their parents unrenovated 3-bedroom home at a time when the Sydney property market is in rapid decline. With properties failing to sell, they decide to embark on a whole house, quick cosmetic renovation in the hope of differentiating their property from all others to snag that all important, buyer. The stakes are high and the pressure is on with property prices dropping by the week.



Before – Lounge Room



After - Lounge Room

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Before – Kitchen



After – Kitchen



Before – Master Bedroom



After – Master Bedroom

KEY JOBS





Cherie's renovation strategy was a whole house cosmetic renovation, focusing the budget primarily on the internals of the house with less money on the externals.

The primary internal scope of works included:

- Installation of a brand-new bathroom (unplanned cost);
- Cosmetically refresh the existing kitchen including new benchtops;
- Install new kitchen in the granny flat;
- New waterproof laminate floorboards throughout;
- Internal painting throughout (done DIY by the sisters);
- Update all electricals including new lights, switches & ceiling fans;
- Update all electricals at the electrical switchboard level;
- Install new window furnishings (white venetians, curtains & rods);

(INTERNAL WORKS CONTINUED)

- Repair sagging ceilings in dining room & granny flat area;
- Structurally repair damaged flooring in dining room area;
- Cosmetically refresh the existing sunroom;
- Disconnect & remove old aircon in master bedroom & patch walls;
- Fix weird electrical configurations throughout the home;
- Remove old fireplace in the lounge room & patch walls;
- Cosmetically refresh the existing granny flat bathroom;
- Remove old fixtures from the laundry area;
- Install wallpaper feature wall in main lounge room area;

The primary external scope of works included:

- Change colour on existing external window frames;
- Remove unsightly carport walls & associated fit-out;
- Spray paint all existing boundary fencing for uniformity;
- Remove some of the existing plants & replace with new plants;
- Jackhammer old concrete pathways from rear yard;
- Remove 1 x old garage shed;
- Install new woodchips to all garden beds;
- Install new turf to areas where old concrete paths located.

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FINANCIALS

Property Value (Before Renovation):	\$ 620,000.00
Renovation Spend Total:	\$ 48,500.00
Renovation Timeframe:	9 days
Property Breakeven Point:	\$ 668,500.00
Property Value (After Renovation)	\$ 690,000.00
Property Sold Price:	\$ 690,000.00
Gross Profit Margin:	\$ 70,000.00
Net Profit Margin:	\$ 21,500.00

SALE NOTES:

- The decision to renovate the house was a strategic one to increase the chances of securing a potential buyer at a time when hardly any properties are selling in the current property market cycle. If the 3 sisters had listed the house in its unrenovated state, chances were high that a buyer could not be obtained. By way of comparison, the neighboring property immediately next door (which is similar & unrenovated) has been on the market for \$550,000 for over 1 year without a sale.
- As soon as the renovation was complete, the property was listed immediately for sale.
- The property sold immediately to a buyer who came through the first open for inspection.
- The 3 sisters could have held out for a better offer however with the Sydney property market in decline mode, decided to sell quickly at the property valuation price.
- From the outset of this renovation, all parties knew that very little profit was to be made on this project. More so, for the 3 sisters involved, it was emotional closure on a property where cherished family memories were once had.

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KEY PRODUCTS



FLOORBOARDS

Waterproof Laminate in "Spotted Gum"

Contact: MTC Flooring Pty Ltd

96 Station St, Auburn NSW

Mobile: 0421 853 270

Can ship boards nationally.



TILE & LAMINATE PRIMER

To undercoat granny flat bathroom & separate toilet wall tiles only

White Knight Tile & Laminate Primer

Product Code: 1560502

Supplier: Bunnings

www.bunnings.com.au



TILE PAINT

For granny flat bathroom & separate toilet wall tiles only

White Knight Tile Paint

Colour: White

Product Code: 1560500

Supplier: Bunnings

www.bunnings.com.au



LAMINATE PAINT

For cosmetic refresh of the old kitchen cabinets

White Knight Tile Paint

Colour tinted to: Taubmans "Oil Shale"

Product Code: 1560500

Supplier: Bunnings

www.bunnings.com.au

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WALLPAPER FEATURE WALL

Removable Wallpaper that mimics the look of VJ Panelling

Product Name: Light Grey Wood Panel Wallpaper

Supplier: Luxe Walls

www.luxewalls.com.au

Phone: 1300 588 526

Note: wallpaper artwork can adjusted & colour matched to your specific requirements by Luxe Walls.



CURTAINS

Type: Classic White Sheer Curtains

Custom Made (within 10 days) to any size

Supplier: Leuvia

www.leuvia.com



KABOODLE CABINETS

Flatpack Kitchen Cabinetry

In Modern Profile in Gloss White

Supplier: Bunnings

www.bunnings.com.au



NEW BATHROOM VANITY

Estilo 900mm Flat Pack Vanity Cabinet

Product Code: 4843096

Estilo 900mm Polymarble Vanity Top

Product Code: 4843094

Supplier: Bunnings

www.bunnings.com.au

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PAINT COLOUR SCHEMES

TAUBMANS PAINTS USED

Internal Ceilings:	Taubmans Endure Interior – Ceiling Paint Colour: “White”
Internal Walls:	Taubmans Endure Interior Acrylic Low Sheen Colour: “White Shaver”
Internal Sunroom Walls & Front Door:	Taubmans Endure Interior Acrylic Low Sheen Colour: “Oil Shale”
Internal Window & Door Frames & Architraves:	Taubmans Endure Interior Acrylic Semi Gloss Colour: “Crisp White”.
External Window Frames & External Fencing:	Taubmans All Weather Exterior Low Sheen Colour: “Oil Shale”.



For more information visit: www.taubmans.com.au

LABOUR & TRADES PEOPLE

This renovation was completed in 9 days by a team of approximately 10 people (as required) which included: Cherie Barber, Chippies Mick & Andy from Mickey The Chippy Constructions, Sparkie Con from Tiger Electrical, Plumber Mattie from Total Plumbing



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Solutions, MTC Flooring, tile painter Jeneane, & the home owners, Cathy, Caroline & Elizabeth.

A special thanks go to 2 behind the scenes people who worked tirelessly for the 3 sisters – Steve (hubby to Caroline) & Gary (hubby to Elizabeth) who worked in 40 - 45 degree heat every day doing every imaginable body breaking task like jackhammering old concrete paths & demolishing old stuff. Gary & Steve did this with great gusto and never complained once. Legends!

WEBLINKS

Most items for this renovation were purchased from Bunnings.



www.bunnings.com.au



www.taubmans.com.au



www.whiteknightpaints.com.au





PROPERTY STYLING



This property was beautifully styled by:

Vault Interiors Property Styling

Contact: Justine

Phone: (02) 9460 0022

Email: info@vaultinteriors.com.au

Website: www.vaultinteriors.com.au

Property styling kindly supplied free by Vault Interiors for the purposes of TV filming. Vault interiors was personally hand-picked by Cherie Barber and provides an affordable styling service for all metropolitan Sydney residents.

ABOUT CHERIE BARBER

Cherie Barber is a highly respected professional renovator, Australian & international TV renovator, educator, sought after public speaker, author & mum to 12-year-old, Milan.

Cherie did her first renovation in 1991 (aged 21) and has personally renovated 119 properties to date and broken numerous suburb records in the process.



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In 2009, she established Renovating For Profit, a company that offers online property courses that teach everyday people, how to do quick cosmetic renovations for a profit. She now juggles renovating with her national public speaking, business & media commitments and believes once you have the right knowledge, anyone can do it!

Cherie is in her 8th season on The Living Room.

Cherie Barber: Renovating For Profit

Phone: (02) 9555 5010

Website: www.renovatingforprofit.com.au

Facebook: www.facebook.com/renoforprofit

Instagram: www.instagram.com/renoforprofit

TRAVEL WITH CHRIS BROWN LIVE LIKE A TAHITIAN

Tahitian culture is vibrant, enchanting and resilient – and Chris is on a mission to immerse himself in island life. The ‘Mana’ of the people who call Tahiti home abounds everywhere you look. But what actually *is* ‘Mana’?

Chris immerses himself in the cuisine and national pastimes of Tahiti that are known as expressions of the mysterious Mana. He tries his hand at the national sport – Va’a, or outrigger canoeing – and learns how to dance like a Tahitian. The worry is... once he finds his Mana, will he ever want to leave?





WEBLINKS

THE ISLANDS of
TAHITI

tahititourisme.com.au/en-au



tahiti.com/travel/about-tahiti

tahisurfari.com/teahupootahitisurfarienglish

surftravel.com.au/destinations/french-polynesia/tahiti



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FOOD WITH MIGUEL MAESTRE

Miguel visits The Little Marionette, one of Sydney's best roasteries in Rozelle to learn why Australian coffee culture is one of the world's best. Fuelled by all the caffeine, Miguel prepares a mocha choc chip cookie to go perfectly with a cup of coffee.

MIGUEL'S MOCHA CHIP COOKIES

Prep time: 15 minutes plus chilling

Cooking time: 12 minutes

Makes: 60 mini cookies

Ingredients

120g salted butter, at room temperature

50g caster sugar

100g brown sugar

2 tsp instant coffee powder

1 egg, at room temperature

1 vanilla bean, scraped

240g plain flour

½ tsp baking powder

Pinch of sea salt flakes

170g good quality dark chocolate chips





Method

1. Using electric beaters, cream butter, sugars and coffee powder together until light and fluffy and powder has dissolved. Add egg and vanilla. Beat well.
2. Combine flour, baking powder and a pinch of salt. Fold the dry ingredients into the butter mixture until it just comes together. Fold in the chocolate chips.
3. Lay out a length of baking paper. Place cookie dough in centre of the paper, using your hands to shape it into a rough log. Fold baking paper in half over the dough.
4. Holding the bottom of the baking paper with one hand, press a pastry scraper into the crease that forms between the dough and the baking paper. Move the scraper back and forth to even out the cylinder until it has a diameter of around 4cm, leaving space at the end of the paper for wrapping.
5. Tightly wrap the baking paper around the cylinder and firmly twist ends together to form tight seal.
6. Chill dough in fridge for at least 30 minutes. Alternatively the dough can be frozen to use later.
7. Preheat oven to 180C.
8. Slice chilled dough into 2cm thick rounds. Line a baking tray and lay out dough slices, leaving some space between them, as they will grow during baking.
9. Bake for about 12 minutes, until lightly golden and cooked through.
10. Allow to cool for a couple of minutes before moving to a wire rack to cool.
11. Serve with a cup of coffee.