



**After**  
The hard work paid off for Rachael and her house was short-listed for Renovation of the Year 2013.

**Rachael, Brisbane**

'I bought a 1920s three-bedroom timber cottage in a popular Brisbane suburb, close to the CBD. It was derelict and unliveable, but despite this, it had good bones and I could see it had great potential,' says Rachael, who attended Cherie's workshop.

'I paid \$400,000 for it in December 2012, spent \$105,000 on renovations, plus staging and other costs and sold it in May 2013 for \$650,000, making a profit of \$115,000.'

Here's a run-down of the works completed over the 12-week reno.

- House restumped and levelled.
- Asbestos removed.
- Roof replaced.
- New electrical wiring and plumbing installed.
- New dining area ceiling relined.
- Walls removed, structural beams installed to support the ceiling.

- New kitchen installed.
- Back exterior wall, stairs and windows removed to make way for a new deck.
- Bathroom moved upstairs to replace the exposed shower room under the house.
- New laundry built under the house.
- Original front verandah opened up and a handrail added.
- Walls and doors added and removed for new study at the front.
- A porch and footbridge built to provide easy street access.
- New driveway and carport added.
- New picket fence, retaining wall and a side fence installed.
- Garden landscaped and turfed.
- Entire house repainted.
- House staged and furnished.

'It's hard to strike the right balance between spending as little as possible

and creating something people will love. You have to be a tough negotiator and a smart shopper,' says Rachael.

'Regulations are also much stricter in Queensland than in NSW, so it's harder to get things done without licences and insurances. Council delays and red tape can also cause problems.'

'But it was a great feeling to have created a beautiful and functional home that sold within a few days.'

'I've started my own company, Front Porch Properties, and project manage other people's renos as well. I feel very fortunate to be able to live and breathe what I love every day.'



**IDEAL WINTON VINYL TILES**

**45 SERIES**  
45.7cm x 45.7cm (6 tiles = 1sq. mtr)

7 YEAR Domestic Warranty | They are suitable for WET AREAS | SELF STICK For quick installation

Char-Brown Slate	Travertine Stone	Black Marble
Natural Wood Plank	Mocha Parquet	White Marble

**30 SERIES**  
30.5cm x 30.5cm (10.75 tiles = 1sq. mtr)

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