



Case Study

Client Name: Katie Paddon

Suburb: Cremorne, Sydney

Home: Unit

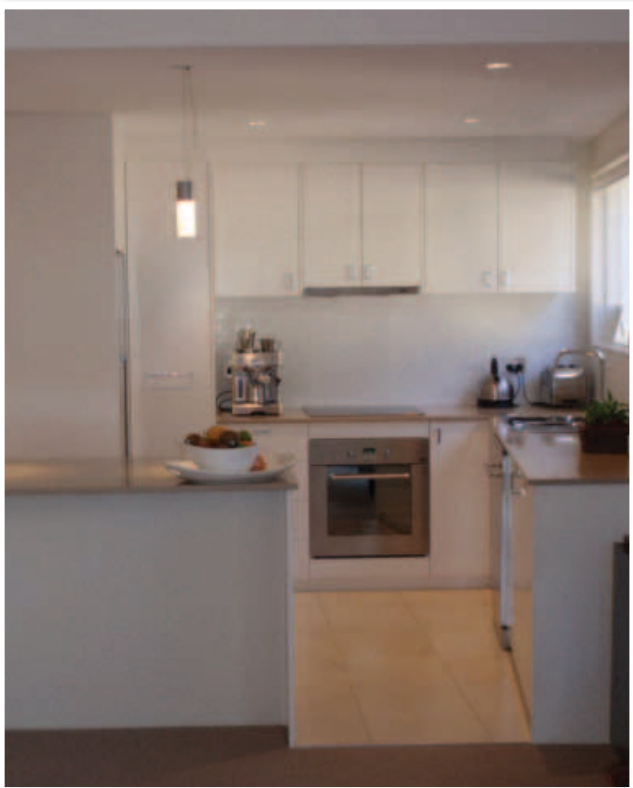
Background

Katie's apartment had been tenanted for many years. She felt it was dated and in need of a total facelift before she moved in to live there with her boyfriend. She wanted to add value and make the space more usable by improving the layout.

Client Needs

Katie had the following goals in renovating her apartment:

- Create a fresh, clean and modern feel by giving it a contemporary makeover;
- Make the small space more usable and practical by improving the layout of the apartment e.g. integrating an internal laundry;
- Increase the value of the apartment to leverage for future property purchases but don't overcapitalise if she decided to sell in the short to medium term;
- Complete the renovation quickly, as Katie and her boyfriend were living with family.

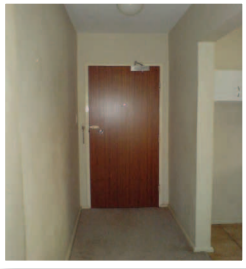


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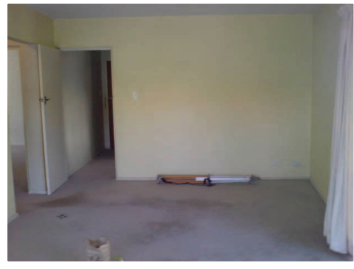
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The Solution

The old apartment had the kitchen coming off the hallway. It was separated from the living area by a wall.



Kitchen came off entrance hall



Wall separating kitchen and living area

During the renovation, this wall was removed to create an open plan kitchen/living area. The kitchen was overhauled with new flooring, tiles, lighting, fittings and appliances. A laundry was also integrated into the kitchen.



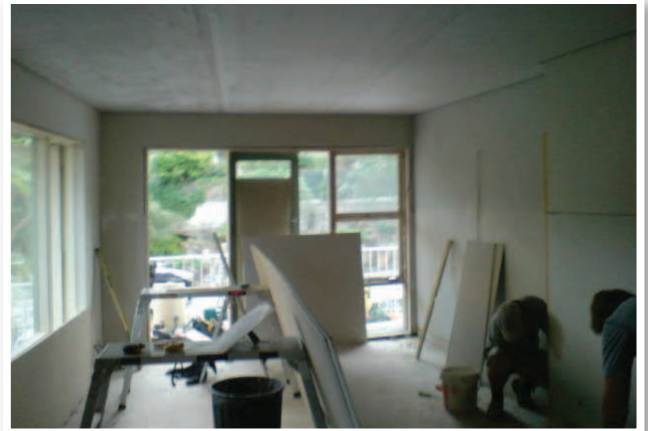
Wall removed and new kitchen installed

The front door was stripped back and painted white. This created a lighter and warmer entrance for guests.



View of living area from newer and brighter entrance hall

All walls and ceilings throughout the apartment had new plasterboard fixed to them. In addition, the old carpet was replaced.



Installing new plasterboard to walls in living area

The new plasterboard created cleaner lines and a smoother finish. It was then painted white to give a greater sense of space in all rooms.



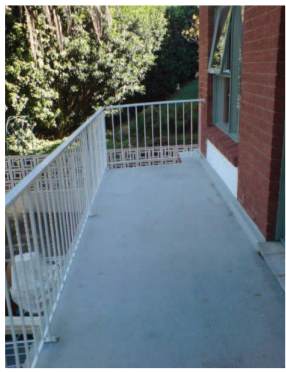
New living room

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living
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The balcony, which came off the living room, had become a forgotten space.



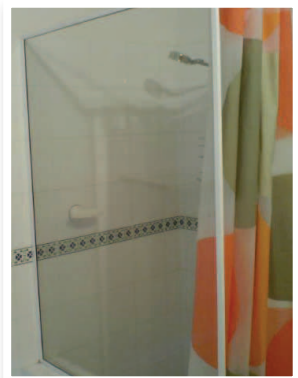
Verandah - Before Verandah - After

The old bedrooms were dark and dated. The carpets were renewed in both bedrooms. The walls and ceilings were painted white. Built-in wardrobes were installed with white colour-backed glass. The old curtains were replaced with roller blinds. The white blinds and wardrobe doors brightened the room considerably.



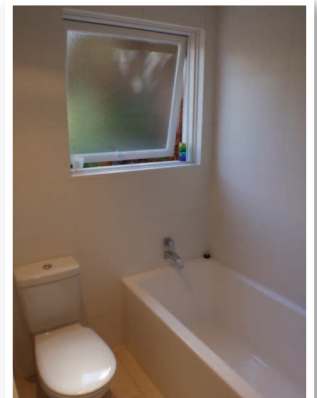
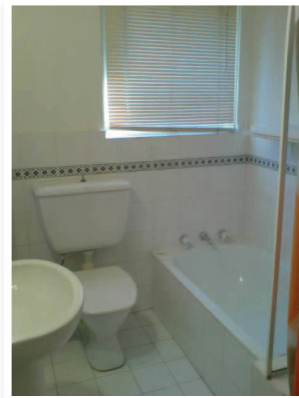
Wardrobe - Before Wardrobe - After

The bathroom underwent a complete makeover with new fixtures and fittings. A contemporary frameless shower replaced the old outdated shower.



Shower - Before Shower - After

The old toilet was converted into a back to wall unit which looked much neater and streamlined.



Toilet - Before Toilet - After

Katie had a custom-made wall-mounted vanity installed. She believed that a wall-mounted vanity was more stylish and made the bathroom look bigger compared to normal vanity units with legs or kickboards. Katie also selected larger tiles and a wider than normal mirror to provide a greater sense of space and light in the bathroom.



The new vanity

In addition to the new paint throughout, the apartment was completely rewired and new contemporary light fittings installed. All the timber windows were prepared and painted.

To add a touch of luxury, Katie also installed underfloor heating in the lounge, bathroom and kitchen.

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The Living Space Experience

What qualities was Katie looking for in a builder?

"I was looking for a qualified builder who was personable and a good communicator. Since many trades were required, I also wanted subcontractors to be trusted and well-known to the builder, so that we could be confident with whoever was working in our apartment. I also wanted somebody who would help me with the endless choices and decisions that had to be made."

Katie

Why did Katie select Living Space Constructions as her builder of choice?

"Living Space Constructions were professional and communicated well. They also had some good design ideas for our apartment to maximise the layout, and options depending on our budget. All trades were in-house which gave us confidence about quality and timely completion."

Katie

How did the project proceed?

"I was kept informed and involved throughout the job progress. The tradesmen were polite, considerate and available when needed to do their bit. It took longer than I expected, but I discovered my expectations were unrealistic having never renovated before!"

Katie

How did Living Space Constructions handle any incidents that cropped up?

"I had some complaints from neighbours about their small children being disturbed by the noise. Living Space Constructions did their best to negotiate when the noisier work would be done."

Katie

The Outcome

"The finished product is great, I am really happy with the quality of the job and attention to detail of the trades."

Katie

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