

### Budget

#### As little as possible

Investment Property .5 – 1.5%  
Buy, Renovate, Sell 1.5- 2.5%  
Family Home 2- 4 %

### Position and Outlook

Central hub  
Visibility to family areas  
Does it lend itself to our casual lifestyle?

### Colour

Neutral  
Doesn't have to be beige, try contemporary greys , woodgrain or black  
White has the broadest appeal

### Layout

Galley  
L Shape  
Straight  
\* Add an island unit for more bench space and appeal  
\* Pendants over the island add drama

### Style

#### Contemporary sells

Keep it simple  
Bring your theme into things that can be easily changed  
\*Light fittings  
\*Window dressing  
\*Styling

### Appliances- Where to buy

Appliances Online  
Seconds World- Runout models  
Harvey Norman Commercial  
Grays Online  
Ebay  
Watch the sales: JB Hifi, Good Guys, Bing Lee

### Joinery

Go directly to cabinet maker  
Have design done independently  
Ikea  
Kaboodle ( Bunnings)  
Custom Flat pack

### Joinery Tips

Take overheads to the ceiling  
Bulkheads  
Add a pantry for super storage  
Kicker drawers  
Soft-close mandatory

### Adding The Wow

Designer Tap ware  
Accent lighting  
Wine fridge

### Flooring

#### Tailor to your budget

Solid timber  
Tiles  
Engineered flooring  
Laminate floor  
Vinyl tiles

### Low Budget Makeover

Replace or paint doors and side panels  
Replace or paint appliances  
Replace or paint handles

#### Check out Rust-oleum products

### Renovate Benchtops

Granite Transformations  
Rust-oleum countertop transformations

