BRAYDAN FENDER
NGU IPSWICH CENTRAL

PROPERTY POTENTIAL / PRACTICAL DIY GUIDE

A little work. A fresh start.



29 HOLT STREET

Brassall, Queensland

Keep the character. Bring back the timber. Choose the changes that suit your budget.

Three budget options, two before-and-after concepts, a practical order of work and clickable Bunnings links. Prepared 14 November 2026.

THE KITCHEN > **BUDGETS >** **SHOPPING LIST >**

RECOMMENDED / KEEP THE LAYOUT

The kitchen, reimagined.

BEFORE - LISTING PHOTOGRAPH



AFTER - AI RENOVATION CONCEPT



Option B: timber exposed and refinished, splashback painted warm white, black handles. Existing cabinets, teal benchtops and appliances retained. Illustration only; grain, colour and details will vary.

BUDGET CHOICES / AUD PLANNING ALLOWANCES

Choose your starting point.

A / The simple tidy-up $230-$460

Clean the kitchen thoroughly, adjust existing hinges and fit replacement handles. Keep all flooring and tiles as they are. Best when you want a small, achievable first step.

B / Bring back the timber $2,450-$4,850

Recommended. Option A, plus repaint the sound splashback and have the kitchen floor covering assessed, removed safely and the existing boards restored. This is the kitchen concept on page 2.

C / Kitchen + street appeal $4,700-$9,400

Option B, plus a professional refresh of the existing burgundy exterior accents and a light garden tidy. Keep the cream weatherboards and white trim. This combines both concepts.

WHAT IS INSIDE OPTION B?

Clean, handles and small supplies	$200-$400
Splashback coating system + tools (DIY)	$250-$450
Material testing / assessment allowance	$200-$500
Non-hazardous floor removal + disposal	$400-$900
Professional timber sanding + coating	$900-$1,600
Minor board / threshold repairs	$150-$350

Subtotal $2,100-$4,200 + 15% contingency

Package totals are rounded and include 15% contingency. Option C adds $1,800-$3,500 for exterior accent work and $150-$400 for gardening before contingency. Options are alternatives, not amounts to add together.

Allowances are estimates including GST where applicable, not quotes or a measured shopping cart. Assumes about 12-18 m² of kitchen floor and sound cabinets/tiles. Your DIY labour is unpaid. Excludes asbestos/lead remediation, major repairs, new appliances, plumbing/electrical work and a full exterior repaint. Confirm dimensions, access and trade prices first.

KITCHEN / DIY WHERE IT MAKES SENSE

A sensible order of work.

01 / Check before you strip

Braydan advises there is polished timber beneath the kitchen covering. Have a flooring specialist confirm the boards, remaining thickness and finish condition, and identify the covering, backing and adhesive. In this older home, test suspect materials before lifting, scraping or sanding. Do not start exploratory demolition yourself.

02 / Clean and measure

Photograph and count every handle. Measure screw centres, not overall handle length; the 128 mm example is only suitable if it matches. Degrease doors and splashback with diluted sugar soap as directed, rinse away residue and let dry. Check for swelling, loose tiles or leaks before coating.

03 / Refresh the splashback

If tiles are sound and suitable for coating, use the manufacturer-approved cleaner, preparation, primer and tile coating system. Test adhesion in a discreet spot. Follow current tin instructions for coats, recoat times and any required clear coat. Keep heat clearances and electrical fittings untouched; do not paint the cooker or sockets.

04 / Restore the timber

Have the floor specialist remove the cleared non-hazardous covering without gouging boards, repair small defects, then assess whether cleaning/recoating or full sanding is needed. Ask for a sample finish matching adjacent rooms and a written access/cure schedule. The budget allows professional sanding and coating.

05 / Fit handles and finish

Fit compatible handles, avoid overtightening and check door clearance. Let all coatings cure before normal use. Complete dusty floor work before final finishing coats, and arrange the sequence with the floor contractor so new paint and polished boards are protected.

Queensland asbestos renovation guidance

Dulux: current renovation products and instructions

CLICK A PRODUCT / MEASURE BEFORE BUYING

Your Bunnings shortlist.

These are product examples, not a pre-checked basket. Pack sizes, paint quantity, base and handle spacing must be confirmed. Links checked 14 November 2026; local price and stock can change.

Selleys 1L concentrated sugar soap >

Start with 1 bottle. Cleaning allowance: $10-$20 plus cloths and gloves.

Kaboodle 128 mm matte black Turbo handle >

Example only. Allow 12-20 matching handles at $6-$12 each; count and measure on site.

Dulux 1L Renovation Range Primer >

Example pack: $82.50 displayed online. Confirm coverage and required substrate system.

Dulux 1L satin Tiles and Benchtops - white >

Splashback only in this guide. Allow $250-$450 for the complete coating system and tools, not just this tin.

Dulux 1L satin Cabinet Doors - white >

Optional: keep existing white doors if sound. Allow an extra $350-$650 before contingency for a DIY cabinet coating system.

Dulux 4L Weathershield - ultra deep base >

Example exterior topcoat/base: $131 displayed online. Painter must specify the correct timber/metal primer, tint and finish; not a universal metal primer.

Tools to allow for: screwdriver, tape measure, labelled bags, drop sheets, masking tape, suitable mini rollers/brushes, trays, gloves and eye protection. Only use abrasives after the material and coating are confirmed safe. The package allowances already include basic consumables.

Step-by-step cabinet painting guide

EXTERIOR / AN OPTIONAL SECOND STAGE

Refresh the accents first.

BEFORE - LISTING PHOTOGRAPH



AFTER - AI COLOUR CONCEPT



Keep cream weatherboards, white windows, roof and awnings. Change burgundy fascia/gutter and awning accents to warm charcoal. Allow $1,800-$3,500 before contingency for a professional accent repaint, subject to access and preparation. No full wall repaint included.

OPTIONAL EXTRAS / KEEP IT MODEST

Spend where it shows.

Cabinet painting: only if it needs it

The existing doors already look light and neutral in the photographs. Try cleaning and new handles first. If worn or yellowed, add $350-$650 for a complete DIY cabinet paint system, plus 15% contingency. Remove and label doors, confirm the substrate, prepare and prime as specified, coat and let cure before refitting. This is not included in the illustrated kitchen package.

Bathrooms: a clean, not a rebuild

Keep the bath, shower and vanities initially. Allow $100-$250 before contingency for cleaning supplies, towels and a simple accessory refresh. Have persistent leaks, mould or failed seals assessed; surface cleaning does not repair waterproofing. No bathroom renovation is included in A, B or C.

Garden: sharpen what is already there

Trim and shape the existing hedge, edge the lawn, weed and top up mulch in existing beds. Allow $150-$400 before contingency for a modest DIY tidy, included in C. Keep mulch away from the house and maintain termite inspection visibility.

Exterior preparation matters

The listing says the home has been freshly painted. Check which surfaces were done before buying more paint. Have older coatings assessed for lead before preparation. High fascia and metal awning work is a painter/access job; do not lean ladders on awnings or pressure-wash suspect asbestos materials.

Plan for drying, not just painting

Option A can fit into a weekend. For B, allow several working days plus trade availability, testing and coating cure times; plan around 1-3 weeks elapsed, possibly longer. Keep the kitchen out of use as instructed by the coating suppliers and floor contractor.

See a real Bunnings community kitchen before-and-after

Queensland guidance: older lead-based paint

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PLANNING SHEET / SAVE A COPY AND FILL IT IN

Make it your own.

Choose a starting point, get the floor assessed and price the exact quantities. This guide is an idea for what could be done, not a representation of completed works.

- [ ] Option A - simple tidy-up
- [ ] Option B - timber + kitchen refresh
- [ ] Option C - kitchen + street appeal

My budget (AUD)	
Measured kitchen floor area (m2)	
Handle count / screw centres (mm)	
Floor contractor quote / date	

CHECK BEFORE STARTING

- [ ] Material assessment completed before any disturbance
- [ ] Quantities, handle spacing and paint compatibility confirmed
- [ ] Trade quote, access and curing schedule agreed

Evidence and scope. Listing photographs and property description: NGU / realestate.com.au. Timber beneath the floor: information supplied by Braydan, condition to be checked. Cost ranges: planning allowances; the linked floor contractor publishes indicative sanding rates and a minimum charge. The estimate allows for small-job pricing and removal separately.

Property listing Floor rate reference Dulux product guidance

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