



**first  
national**  
REAL ESTATE

## First National Nowra

68 North Street, Nowra  
P 4423 5555 F 4423 5500  
E [nowrafn@nowrafn.com.au](mailto:nowrafn@nowrafn.com.au)



### Feature Property:

246 Tannery Road,  
CAMBEWARRA

### 5 Renovation Ideas for Adding Value to Your Property

Here are 5 renovation ideas that will ensure your property's first impression counts:

#### 1. On the Surface:

There are plenty of things you can do that will transform a space for very little cost. If the wall colours are ok, you can add contrast by repainting skirting boards, window frames & door frames.

Bathrooms often need attention. Replace small dark tiles with larger light coloured ones opening up the space & then change the shower heads & tap fittings for a more modern style.

Changing the colour scheme of your home from dark colours to light colours can make a huge difference - as can ripping up old carpet & polishing the original floorboards underneath.

#### 2. Home Comforts

Non-essential luxuries that improve our lifestyle have become a key factor in increasing selling prices for many homes.

Investing in new appliances & technology is often a great way to both upgrade & modernise a space, without doing a full renovation. Choose high end brands to make the right impression, but remember to keep your budget in check.

#### 3. Outdoor Living

Creating an extra living area by renovating an outdoor space is a great way of adding value to your property & improving its emotional appeal. Adding a timber deck off the back door, or even knocking out the kitchen wall replacing it with French or bi-fold doors could be the first step.

#### 4. Unique Opportunities

In a competitive market, sometimes the value can be created by offering something other properties similar to yours don't have.

To many home buyers a decent home office space is a necessity. If the room is positioned close to other living spaces, you could create an extra living space. A formal dining space can be appealing for those who entertain a lot. This can create unique space setting your property apart from the rest.

#### 5. Open Up

The open plan home has become a staple on the housing market in recent decades. Taking out a wall between a kitchen & a dining room to create an open plan family space will almost always improve the spatial dynamics of the property. Consider knocking down walls between two small bedrooms & adding a second bathroom, or a walk in closet.

Any changes you make should contribute to making a great impression & improving the emotional appeal of the property. Ensure the choices you make regarding renovations will have a positive impact on your investment, getting the best price for your property.

# our team



Anthony Rizzuto



John Egan



Chris Tuminello



Ben Ward



Renay Gentles



John  
Ludewig



Lauren  
Bullock



Jessica  
Thompson



Stacey  
Atherton



Taylor  
Jones



Brooke  
White



Eleanor  
Paech



Talissa  
Deaudney-Moore

## 8 Doreen Court, WEST NOWRA

\$459,000



- Three double bedrooms all with Bir's
- Easy care tiled meals/family room and kitchen
- Double remote garage with internal access
- Fully fenced low maintenance private yard
- Located at the end of a small cul-de-sac

**Rent potential: Currently \$370 p/w to 1/12/17**

## Strawberry Buckwheat Pancakes:



### Ingredients

- 300ml almond milk
- 1 teaspoon vanilla extract
- 75g blanched almonds
- 100g buckwheat flour
- 100g rice flour
- 2 level teaspoons Baking powder
- 1 ripe banana
- olive oil
- 350 g seasonal

### Method

1. Pour the milk into a blender with the vanilla extract, almonds, flours and baking powder. Peel and add the banana, then blitz until smooth.
2. Place a large non-stick frying pan on a medium heat.
3. Once hot, add 1 teaspoon of oil to the pan with 3 tablespoons of batter per pancake.
4. Push some sliced berries into the batter, cook for 4 minutes, or until nicely golden on the bottom.
5. Flip over, apply a little pressure and cook for 2 minutes, or until golden, then transfer to a plate, fruit side up. Wipe out the pan & repeat the process.
6. Lightly brush maple syrup over the hot pancakes. Top each portion with a dollop of yoghurt and serve with extra berries on the side.

## 30 Eucalyptus Drive, WORRIGEE

\$599,000



- Large family home in quiet cul-de-sac
- Multiple living areas incl. huge family/rumpus
- Ducted air-con throughout, duel zoned
- 5<sup>th</sup> bedroom on lower level with 3<sup>rd</sup> bathroom
- Walk to medical centre/future shopping complex

**Rent potential: \$450 - \$480 p/w**

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You'll lots of helpful information about design, energy efficiency, recycling your much loved belongings, recipes, & lots of good community initiatives. We hope you'll 'like' that.



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