

# Great renovations add real value

Buyers will pay premiums for homes showcasing modern materials, writes **David Aidone**

**B**aysiders sank almost \$25 million into home alterations over the first three months of this year, new figures reveal.

The data from the Victorian Building Authority shows 112 permits amassing \$24,667,353 for alterations and extensions were issued across the period.

Buxton Hampton East director Noel Susay expected this would largely be attributed to homeowners who did not intend to sell.

"With the value of Bayside homes on the rise, the increased equity makes it easier for people to add value to their home," Mr Susay said.

However, Mr Susay said while low stock levels might make it a sellers' market, a renovation would give vendors an edge.

"We're not just suggesting vendors clean their place up and have some professional photos taken anymore," he said.

"We're telling buyers to update their kitchens, to perhaps add a pergola out the back, or cover their alfresco area.

"Freshly renovated homes do attract premium prices."

White Pebble Interiors principal Frances Cosway said it was important to "future-proof" a home when renovating.

"It helps broaden buyer appeal," Ms Cosway said.

Ms Cosway said sustainability was very popular at present.

"Many people are making alterations to install solar panels," she said.

"I also recommend timber-style tiles; they're something different to



floorboards, and are UV and scratch-resistant.

"They also stay cooler in summer if applied directly to the slab."

Ms Cosway also anticipated that



Frances Cosway's home features Dekton benchtops in the kitchen (left, picture Andrew Hilves), and a bright living room (right, picture Chris Groenhout).

stone benchtops would lose their appeal in time.

"They're commonplace now," she said.

"Dekton benchtops are a real

point of difference now; they're much more durable and stain resistant. There's also a preference for benchtops to be more thinly cut, and with Dekton, you can do that."