

THE DESIGN JOURNAL



E-MAGAZINE

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Interior Design Secrets. Pet-Friendly
Homes. Increasing Property Value

INTERIO

Welcome to our ninth issue of The Design Journal and another dose of interior design insight, news and inspiration.

It has been another month of worldwide turmoil, so we hope you have managed to find some style and solace within your home,

This month is all about helping boost the value of your home for the booming property market. We also look at considerations in design for homes with pets, and slip a top interior design secret that will help you start to style like a pro.

Enjoy reading and have a wonderful and love-filled Easter ahead with family, friends, pets and all things that bring you joy.

Melissa Lunardon and team



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WE SHAPE OUR HOMES
AND THEN OUR HOMES SHAPE US



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BOOSTING PROPERTY VALUE IN 2022



When it comes to selling your home, location is the uncontrollable variable that ranks supreme to anything else. But in the controlled variables, there is your home and how it looks, feels and functions.

If you're thinking about selling your home, you may have been thinking about ways to increase your property's value. At the end of the day, location is the uncontrollable variable that ranks supreme to anything else. But in the controlled variables, there is your home. Real estate is a very competitive market, so making a few changes could help you stand out from the rest and get a better financial return.

From the time people see the listing to when they walk into your home, looks are essentially everything. It's best to go for a polished and neutral scheme so you can appeal to a diverse range of people. Signalling to prospective buyers that you are proud of your dwelling and keep it well maintained ensures that it has longevity. So read on for eight ways to revitalise your home to help increase your property's value.

1. Neighbourhood

Take a stroll around your neighbourhood. What kind of community lives there? Is it a young and hip area bustling with dynamic energy? Or a quiet, leafy suburb with a collective mindset to enjoy the slower things in life? Understand the general characteristics of prospective buyers and how you can make your home attractive to them.



2. Impressions

Make your property the king of the curb! When people visit for the first time, you want them to feel like they have come home. Revitalise the exterior with a fresh coat of paint, clean the windows, tidy up the gutters, and make sure your letterbox is nice and clear. View your home from the perspective of fresh eyes. These minor changes will feel more inviting and display that you care for your dwelling, which is a great first impression.

3. Priority Rooms

Focus on the communal areas of your home, namely the kitchen and bathroom. One of the top priorities for buyers is how functional these areas are as the majority of time is spent here. Make the kitchen and bathroom one of the top focus areas when trying to add value to your home. Whether you add storage, kitchen accessories, new tapware, a heated towel rail, updated tiles or better lighting, targeting these areas will help increase property value.

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4. Refresh The Yard

Has your yard been a bit of an afterthought? A little bit of landscaping can make it the forefront of your property. Showing that your outdoor areas are prime real estate too, is great for prospective buyers. Mow through long grass, do some weeding, and discard any junk that has accumulated so that you can show a clean, manicured backyard. It not only looks great but is an excellent selling point. A yard with potential for a pool, veggie garden, playground or outdoor kitchen exemplifies that your property is more than just a house.

5. Simple Swaps

Minimise your spending by making some small and easy changes. If your cabinetry handles are looking a little dated, updating them with some newer, modern styles is an effective and simple change. Although minor, cabinetry pulls are prevalent throughout a home and get used quite frequently. When choosing new ones, ensure that the colour and design will still look cohesive with your existing interior scheme.

Another simple swap is replacing your tapware. Over time, your faucets can get dirty and look antiquated. Updating them with newer designs looks aesthetically attractive to buyers and makes the home more functional.

6. Fresh Paint

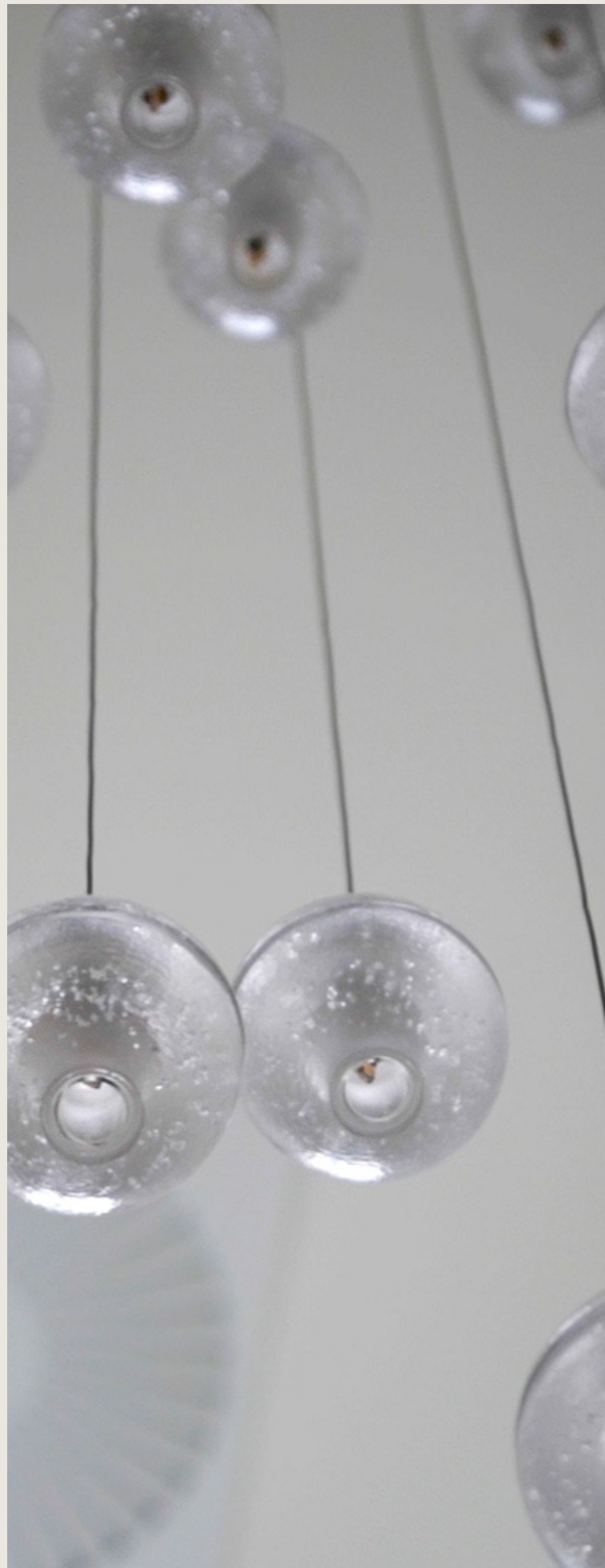
A fresh coat of paint revitalises any home and can look fantastic in listing photos to attract buyers. Even if the colour of your walls is okay, they may have gotten dirty over time. Once you paint a wall, it makes a space feel new, increasing property value.

7. Revamp Lighting

Lighting is essential in a home, influencing mood and functionality. Good lighting can even make a space feel bigger, as it illuminates corners of darkness. Updating light fixtures can make a home feel more modern. Go for something that isn't avant-garde and that most people would like.

8. Storage Is Supreme

Young or old, families or singles, minimalists or maximalists — everyone loves storage. If a home has ample storage, it will be mentioned in the property description, increasing attractiveness to potential buyers. Cabinetry, shelving, robe hooks and rails, there are many ways you can add extra storage, even if it's minor.





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FUNCTION AND FORM

Design is not just what it looks like and feels like.
Design is how it works.

CHIC WITH PETS

HOW TO CREATE A CHIC, PET-FRIENDLY HOME;
PET-PROOFING YOUR HOME THE DESIGNER WAY



Face The Floor

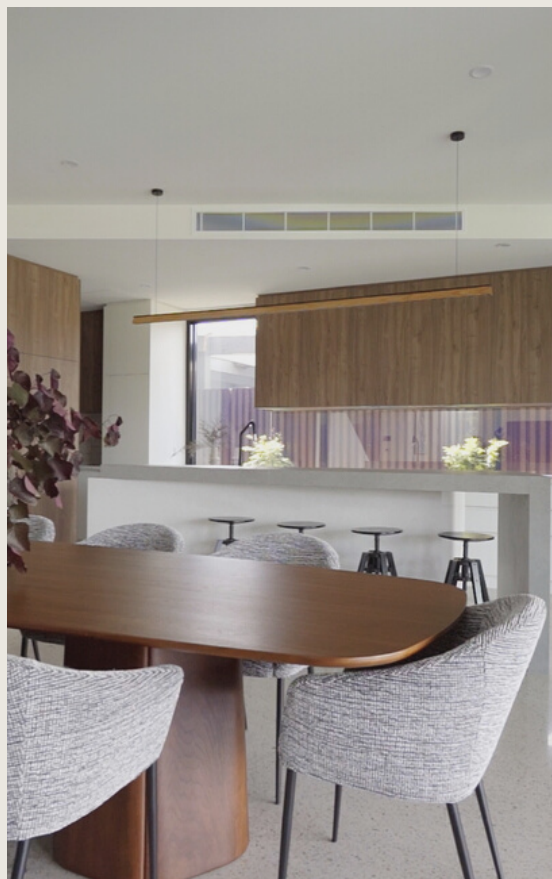
Let's face it, even the best trained dog will have accidents. Sometimes you just don't get home in time, or they get sick in the middle of night. If you live in a home with hard flooring (such as wood and tile.), rugs are a wonderful way to anchor a space and make it more inviting. If you have pets, do not invest in one-of-a-kind, expensive, artisanal rugs. With the plethora of trendy and affordable area rug options these days, you can still achieve your design goal without breaking the bank on something that may get ruined.

Upholstery

Cats LOVE to sink their nails into the loops of fabrics.; it is a natural instinct. In upholstery, avoid any material that has visible holes or loops. Linens, tweeds, chunky knits and embroideries are claw magnets. Velvets also work well. Another choice is leather, but unfortunately there are cats who like to scratch it. As for upholstery for dogs, microfiber comes in first place. If your pooch went outside in the rain, tracked mud in, and decided to jump on your microfiber sectional, it would survive.

Go Fabric-Free

When in doubt, go fabric-free. Aside from sofas, armchairs and headboards, keep everything fabric-free. A great furniture material for both cats and dogs is metal. It is practically indestructible! Metal works well for a modern aesthetic (think matte brass), or even a more traditional home, like the look of cast iron. Metal, natural stone, glass, and lucite/acrylic are ideal materials for tables throughout the house. With a little thought and effort, a place where pets and chic décor coexist is well within reach.



DESIGN: SIZE DOES MATTER

Ever wondered what tricks interior designers use to create that picture perfect space? Here is a design secrets to help you design your space like a pro: size does matter to designers. Many people are afraid of buying larger pieces of furniture. Most people buy a huge bed, and then flank it with tiny nightstands that belong in a kids room. If you want your bedroom to immediately feel larger, then the secret is to buy bigger furniture! Fill those voids on either side of the bed with appropriately scaled pieces. You can even use 3-drawer chests or small writing desks with a chair. The added bonus is tons of extra storage and a bed wall that looks grand and welcoming. In small rooms, aim for light coloured furniture with slim lines. Bulky and dark items will absolutely make your space feel more crowded. Ideally, sofas and tables should have long, skinny legs in small rooms. You can go big and chunky in spacious areas.



THE
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Melissa Lunardon Interior Design is driven by a deep passion for design and style. The team work closely with clients to articulate a unique vision and a stylish point of view where personality, art, form and function co-exist.