

# Achieve a professional finish

**P**ATRICK and Kellie Elward established Pro Paint and Decorate in early 2010.

Since then, they have built up a healthy clientele list.

Pat has been painting for over 10 years. Pat and Kellie were born and raised in Goulburn and are aware of the districts sometimes harsh conditions that can affect the lasting quality of paintwork if not done properly. Therefore he takes this into consideration when undertaking his work and uses only quality paint associated products

and equipment.

A key to Pro Paint and Decorate's success is Pat's reliability and pride in his workmanship.

He takes pride in his presentation and communication and discusses the job with his clients to ensure that they will be happy with the finished result.

Sometimes client's ideas of what they would like may not be as pleasing as they visualised, but Pat is only too happy to discuss possible changes that will improve the final outcome.

Pat specialises in new homes, repaints, tile and iron roofs, commercial and domestic painting and decorating, texture coating and feature walls.

He is fully licensed and insured and is happy to provide quotes for jobs in Goulburn and the surrounding area.

No job too small so give Pat a call today on 0427 211 285 to arrange your quote.

If you can't reach him give Kellie a call on 0418 119 726. Alternatively email them at pkelward@westnet.com.au.



# Renovate bit by bit

By **CAROLYN BOYD**

THERE has never been a better time for the 'slow renovation' to take hold.

As the name suggests, it's all about taking your time to renovate your home, bit by bit, changing and improving it through micro projects.

Granted, not everything can be done in miniature form - extensions for example, or knocking down a termite-ridden lean-to that is definitely past its use by date, both call for something bigger.

However, for other jobs, there's plenty of good reasons to take it slowly.

- Avoid overcapitalising

With house prices continuing to jump around - mostly down or sideways with just a little bit of up - there's a very real danger in some areas of owners finding themselves overcapitalised thanks to big renovations.

Even without major works, some home owners are finding falling prices a real problem.

In major renovations, costs often blow out.

The problem with big renovation jobs is once you've started there's no real turning back.

Costs can blow out on smaller jobs too, and sometimes add up unnoticed, but they won't suddenly run into the hundreds of thousands of dollars.

Of course, you can be lucky, or just have excellent renovating skills.

- Know your home

It's common for buyers of properties to want to get in and knock down walls before they've even got the keys.

But most times the best thing you can do is move in, live for a while, and see what your perspective is then.

Recent stats say we are staying in our homes longer these days - an average of nine years for houses, and 7.7 years for apartments - so that gives us plenty of time to tinker.

Living in a home provides a chance to see where the light falls, figure out which rooms suffer on hot and cold days, and to work out if you really do need all that extra room.

Perhaps you just need to make better use of the existing space?

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**Spring is here and is now time to renovate!!**

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