

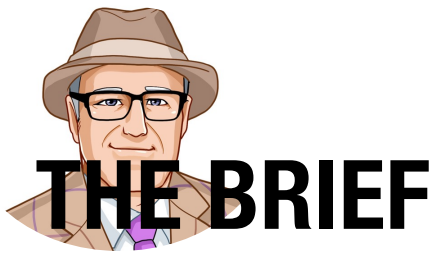
CARPENTRY & CONSTRUCTION WORK

**HUGH JAMES and his team of 4
0403 458 561**

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**45 & 47 Warleigh Grove Brighton
Exceptional Makeover \$300,000**



Hughie my house really should be bulldozed but I love the location.

Make it great again please.

I want you to bring light, space and form with a modern minimalism and serenity into my home, my life and my budget is \$300,000.

6 months later I am as happy as I have ever been. It's done.

I now entertain. I feel so good.

The process was truly wonderful, and I enjoyed it immensely and even making some changes during the reno it stayed under \$300,000 (just) and about \$320,000 with fees

I would totally recommend Hugh James

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I did the job on a cost plus 15% basis as I knew things would evolve during the process – it's in my nature. But for things I wanted added - I then took things away to keep close to budget plan

Recommend Hugh for home makeovers such as getting your home ready for sale or simply to live in better (like me), supporting owner builders and builders on quality jobs. Hughie is a qualified carpenter, with 2 apprentices, and is currently completing his builder's license.



The stroke a genius was remove the fence and three truckloads of dirt and shape.

Next add in the pathways - not Lilydale - it was a special mix.

The metal edging rather than wood sitting it slightly above a three-plant garden gives the landscape and facade gravitas.

More impressive in real life





Brilliant idea number 3: Lights were on in the middle of the day – as it's south. It was dark.

Now it's bright even when there are no lights on the air flows through refreshing my life. It's all about windows, reflective surfaces and minimalism.





The next stroke a genius was to replace the old aluminium windows with a café style double glazing set.

I feel so much more connected to my land, to my street, to my neighbours and the tale you see doesn't get as much of a workout as days gone by - for I simply like to look out, with the air coming in and waving to friends as they walk past.

It's magical and yet so simple.









No new kitchen – only existing refurbished and what a change and the craftsmanship was exceptional





An area I never used transformed to one I use all the time – it's my gym and BBQ space. So much done with so little





Another stroke of genius – no before picture as this was an ugly hallway with a door and frame – for less than \$2000 I now love walking down this connection – it's amazing how you feel so free when six inches either side is removed, and lintel raised a small amount.

Engineered floorboards went straight over the previous cork floors which would have been a nightmare to pull up – it looks so much better. Almost always choose lighter as Hugh suggested.

HUGH JAMES
0403 458 561



this guy is good



All their trades were polite, consulted and made suggestions – you could see they cared, you could see they respected Hugh