



Walk Through a House Relocation

Before and After Whole House Transformation



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Forward

In late 2014, I undertook my largest and most ambitious house relocation project.

I relocated a house, from Rowville in metropolitan Melbourne to Barwon Heads, just outside of Geelong.

The house relocated was a 1970's cedar weatherboard. It was structurally sound and had lots of potential, despite being neglected over the years.

The original floorplan consisted of 6 bedrooms, 2 bathrooms, a small kitchen and lounge room. The rooms were small, the interior and exterior neglected, the kitchen and only bathroom had extensive water damage, leaving them beyond repair and the house lacked sunlight.

Once the house was relocated to its new site, a full renovation took place. Changes to the floorplan were made and the house was transformed into a luxurious and light filled home.

The new floorplan consisted of 4 bedrooms (2 master suites), 3 bathrooms, 1 powder room, separate study and an open plan kitchen and living area with cathedral ceilings.

I hope these before and after transformations inspire you.

All the recycling, repurposing, and upcycling strategies I have shared with you, I applied to this house relocation. So, I know they can be done and most importantly they work.

In addition, the money and time saving tips I outlined in the course work, I applied to this relocation project. All up I estimate I saved myself at least \$150,000.00

Some of these images have been included in module 13 of the training guide. However, to help you truly appreciate what is possible when you relocate a house and to motivate and inspire your house relocation project, we decided to produce this special booklet.

We hope you enjoy these transformations as much as we do!



Founder

House Relocation Marketplace



BEFORE

The original front door was located on the side of the house.



AFTER

The front door was relocated to the front of the house, to create a stunning entrance.



BEFORE

**The front of the house
with cedar weatherboard
cladding.**



AFTER

The original cedar cladding was removed and replaced with dressed cedar cladding. The original window frames were painted white. Exterior feature lighting was added between each window.



BEFORE

**This was the original
internal house entrance.**



AFTER

An entrance foyer and deck were built, using recycled materials from the original house. The white posts were repurposed. They were from the houses original carport.



BEFORE

The original pine water damaged kitchen and adjacent bedrooms.



AFTER

Four walls and the ceiling were removed to create a large open plan kitchen, dining and lounge. A lined cathedral ceiling was installed.



AFTER

The kitchen is a reconfigured second hand unit purchased from a restoration yard.



AFTER

This space was originally two small bedrooms. Sliding doors were installed to maximise north light into the living area.



AFTER

**The spacious lounge living
dining space from the
entrance foyer.**



AFTER

This space was originally the old kitchen and dining room. All windows were retained and the original plumbing infrastructure was retained.



BEFORE

The north side of the house at the old site. The two windows on the left were removed to install the sliding doors off the living area in the previous slide. All other windows were retained.



AFTER

The north side of the house at the new site. I stained the whole outside of the house and painted the window frames white. A deck was built off the living area. The external awning blinds cost \$20 each from Bunnings.



AFTER

This beautiful tree was retained. The house was positioned onto the land to protect the tree. A fence and entrance were built to incorporate the tree and a light was installed to illuminate it a night.



BEFORE

Some external images of the rear of the house, prior to its relocation and renovation.



AFTER

A veranda was eventually built over the deck area, to provide an all-weather entertaining space.



BEFORE

Located off the central bathroom, this was an under utilised space.



AFTER

Two sliding doors were installed in the space to reduce noise to the rear bedrooms and from the living/dining space.



AFTER

The space became a functional second living space, that was later turned into a study.



BEFORE

One of the main bedrooms featured a rotten deck and sliding window. The deck couldn't be salvaged.



AFTER

The door handles and hardware were removed from the original sliding door to create a large feature window. The original window frames were painted white, the room painted. New carpet a new lightshade and drapes were installed.



AFTER

One of the master bedrooms after refurbishment. The sliding door opened into a double sided walk in robe and master bathroom.



BEFORE

The main bathroom was rotten and had extensive water damage. It was unable to be salvaged. There was no toilet in this bathroom.



AFTER

The plumbing was reconfigured. A spacious walk in shower and floating vanity were installed. A toilet was also incorporated into this space to provide additional amenity.



BEFORE

The original hallway to the laundry was dark and unwelcoming.



AFTER

A frosted glass door was installed. The walls were painted white and new floor tiles were installed. The house was sectioned for relocation through this hallway so I always knew it would need new flooring, plaster repairs etc.



BEFORE

The original laundry was small and lacked functionality. There was a toilet located off the laundry.



AFTER

The toilet off the laundry was relocated and the laundry was expanded to provide more amenity. The overhead cabinets were from the second hand kitchen.



BEFORE

One of the original bathrooms. It was dated but in great condition. We retained this bathroom and used it for twelve months. It was then renovated.



AFTER

A free standing bath, double vanity and glass shower were installed. We used the same finishes in all bathrooms. Ninety per cent of the items were sourced second hand or purchased as a ‘bulk lot’.



BEFORE

One of the original bedrooms. Each of the bedrooms had built in closets, which is important for storage and growing families.



AFTER

The bedroom was painted. New carpet, a light fixture and new window furnishings were installed.



BEFORE

The only lounge room of the old house was not functional and it was dark. It was a long narrow space that had limited potential. To increase the overall functionality of the house, it was transformed into a second master bedroom with ensuite.



AFTER

The room was painted. Inexpensive wooden venetians from spotlight were installed. And new carpet was laid.



AFTER

At the opposite end of the room a wall was built to create the ensuite.



AFTER

A stylish and sophisticated ensuite bathroom with double vanity and glass shower was built.



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