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TRANSFORM YOUR KITCHEN

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Abstract

Shabby cabinets. Dingy flooring. Lack of storage. Outdated appliances. If these words describe your kitchen, then a remodel is probably on your wish list. But what exactly is involved in a kitchen remodel? Truth be told, it can be an enormous undertaking. The key is to understand the process before you get started, because your success is contingent upon taking the right steps in the right order.

Check out these expert advices if you want to remodel a kitchen in Melbourne.



Getting Started

Many of us would rather avoid a kitchen renovation altogether, instead opting to live with a poorly-functioning kitchen simply because the idea of a renovation seems like a more challenging prospect.

It's true that once the renovation is underway there are plenty of factors in the process that can put pressure on householders and how the family functions on a daily basis. Ideally, you'll move out while the work is done but of course, this is not always an option. Take heart. With forward planning and some simple hacks, it's possible to lessen the burden on the household.

RENOVATIONS AND ADDITIONS

Key points

- Renovations and additions can improve the energy and water efficiency of your home, at the same time as improving liveability and comfort.
- Do your homework to find out how your home can be most costeffectively improved. Expert assessment and advice can help you to get the best design.
- Simple things that you can do to improve the energy and water efficiency of your home are:
 - 1. sealing all draughts with silicone or other sealant, or with weather strips
 - 2. installing water-efficient showerheads
 - 3. replacing old appliances with new, more energy-efficient models.
- More extensive changes you can make are:
 - 1. improving insulation to ceilings, walls and floors
 - 2. changing your windows to more efficient types (double glazing; timber, uPVC or thermally broken metal frames)
 - 3. removing carpets and installing tiles or polished concrete to increase thermal mass.
- Additions and extensions should be treated as if you are planning a whole building. Assess how an addition will change the energy efficiency of your home. Include insulation, thermal mass, appropriate glazing and termite proofing.
- Many projects are likely to require local government approval before you start. A certification is provided by the relevant authority after an inspection to ensure your project complies with the conditions of approval. This depends on the scope of the work and whether changes to the exterior are included, and can vary with jurisdiction. Check with your local government.

• You may want to do your own small changes and renovations, but you will need experts for any electrical and plumbing work, plus other larger or more specialised tasks.



□ Renovations

With careful planning, thoughtful design and a considered choice of builder, renovations can improve the liveability and sustainability of your home.

Whether your project is a simple DIY improvement or a major renovation, incorporating sustainability goals can deliver added benefits such as thermal comfort, lower energy and water bills, and improved market appeal. Even when making minor improvements such as patching up and repainting, there are small things you can do at the same time, such as draught sealing, that can deliver real benefits.

□ Additions

Additions and extensions can give you more space and help your home to better suit your lifestyle. Making an addition or extension can also improve the thermal performance and energy efficiency of your home. It is a good idea to see how the addition will affect the overall performance of your home, and to include energy-saving design options.

1.0 How Important Is To Renovate Your Kitchen

If there's a room that's most used in your house, it most certainly is your kitchen. Aside from preparing family dinners everyday, you probably spend most family time there which is why keeping it clean and neat is a priority in order to avoid bugs and diseases. Hence, if you are planning house renovation, you should highlight kitchen renovation. Even if you love your kitchen the way it is now, new designs and devices might require a whole new layout of cabinets and ovens.



In general, kitchens need to be renovated more often than any other room. Even small modifications are a good thing if they address hygiene problems. For example, dish washers and ovens get old quickly due to frequent use, thus replacing them would lower the possibility of a fire accident. These are safety measures that every household should take seriously. Digging deeper in this issue we managed to find some important reasons to renovate your kitchen.

□ Any room needs a refresh

Interior design is enriched with new trends and you still have the same texture wallpapers that make your kitchen look like a 70's breakfast restaurant. Have some mercy and give your kitchen a new and modern look. Get online and search for ideas on how to update your kitchen. You will be amazed how many sites there are to help you with this issue. From color combination to brand of kitchen appliances, these sites are a powerful source of advice and information. It's up to you to choose where you will get inspiration to renovate your kitchen with a new look.

□ Advanced kitchen appliances

Old ovens and refrigerators may use more power and be less efficient than the new ones. If we take a look at how well technology progresses, we can say for sure that the benefits of buying new kitchen appliances are real and not just a cheap marketing trick from manufacturers and retailers to get your money.

□ Hygiene and Cleanliness

Maybe the main reason to renovate your kitchen is hygiene. No matter how much you clean, those kitchen cabinets eventually get pretty old over time. You may not see this in small corners and bellow the fridge, but bread crumbs and soil can gather in hard-to-see spots and can create a mess that cannot be cleaned with even the toughest detergents. So consider this if you are having second thoughts about renovate your kitchen in Melbourne.

Kitchen Cleaning Hacks That Save Time (and Actually Work)

Between cooking messes, dirty dishes, and everyday spills, your kitchen goes through a lot in one week. It's easily one of the most trafficked rooms in the house (not to mention where you prep your meals), making it even more important to clean regularly. Whether it's a sauce-splattered stovetop or a burnt food stained flat-top grill, cleaning every surface in your kitchen on a daily basis can be challenging, especially when you're on a tight schedule. These DIY kitchen cleaning hacks will help you degrease, deodorize, and sanitize in less time. Try these ideas to switch up your same old cleaning routine and keep your kitchen sparkling.



1. Keep your disposal smelling fresh

Few things are quite as offputting as a smelly garbage disposal. To remedy that, use one of our favorite kitchen sink cleaning hacks: lemon ice cubes. To make them, simply fill an ice cube tray with lemon wedges, rock salt, and water. Once frozen, pop the cubes down the drain and run your garbage disposal until the ice is gone. Rock salt scrubs the blades while ice helps knock off any gunk and grime. The lemon helps keep your sink smelling fresh.

2. Rejuvenate old baking sheets using hydrogen peroxide and baking soda

The dynamic duo of baking soda and hydrogen peroxide can restore more than just your sinks and tub. It can make even your most battered baking sheets look brand new again. Simply sprinkle your sheet with baking soda followed by a few sprays of hydrogen peroxide, then finish with another layer of baking soda. Come back in a few hours to wipe your restored baking sheets clean.

3. Clean your oven while you sleep

Forget auto-clean. This high-temp oven setting is known to set off the fire alarm and can leave your kitchen in a smelly funk. Instead, fill up a spray bottle with a homemade solution of 1/3 cup water, 1/3 cup white vinegar, and 1/2 cup baking soda. When the oven is cool, remove the grates and coat the inside with the solution, making sure to avoid the heating elements. Close the door and head to bed, letting the solution work its magic for up to 12 hours. When you wake up, clean the oven with soapy water and dry using a plush cloth.

4. Wash your oven rack

Powder detergent isn't just for laundry. Bring back the original shine of your oven racks without scrubbing (and potentially scratching!) by soaking them in a bathtub filled with powder washing detergent. Let it sit for at least four hours before removing and rinsing with clean water.

5. Get rid of rust stains, food debris, grime and bad odours from A Flat Top Grill



Cleaning a flat-top grill involves no rocket science. It is one of the easiest kitchen appliances to clean with the right products and tools. You can consider these useful tips and get rid of rust stains, food debris, grime and bad odours using vinegar, baking soda and lemon.

✓ Scrape Food Debris After Every Use

After every use, make sure you use a scrapper to scrape all the food debris, oil stains and other loose residue.

✓ Use Warm Water

Make sure you spray warm water once your flat-top grill cools down. This will give the entire surface a good shine.

✓ Scrub with Lemon

If you have cooked something really greasy or oily, scrub the surface with lemon and baking soda. This will help you prevent stubborn stains and also banish bad smell.

✓ Dry It

You can use a paper towel to dry the grill completely. Leaving water on it can cause rusting.

✓ Re-season the Surface

According to cleaning professionals, it is always good to re-season your griddle after every use. You can apply a thin layer of oil on the surface.

Make sure you hire a seasoned team for a cheap end of lease cleaning Melbourne and get your full bond back without any dispute. You can claim your bond if both parties agree on a specific amount.

2.0 Questions to Ask Yourself before You Start a Kitchen Remodel in Melbourne

Are you making these common kitchen renovation mistakes? Before you start ripping out your cabinets and shopping for new appliances, answer these 10 key questions that can save you time, money and heartache.

- ✓ What is your objective?
- ✓ How long do you plan to live in the home?
- ✓ Do you have children?
- ✓ Do you have allergies and health issues to consider?
- ✓ Will you be living in your home during the renovation?
- ✓ What is your budget?
- ✓ What have people in similar homes accomplished, and what have been their limitations?
- ✓ Can you remove that wall to open up the kitchen?
- ✓ What's behind those walls?
- ✓ When can we get started?

3.0 Kitchen Renovation Checklist – 8 Important Things to Consider



Cook up a brilliant new space with a kitchen renovation that runs smoothly and seamlessly. Here are a couple of considerations to keep in mind when planning your kitchen reno:

□ Know your apps

The market is flooded with apps that are tailor-made for designing and renovating. You can test out a paint colour, schedule your timeline, have a leveller on hand and even create a 3D plan of your proposed changes.

□ Check in with your council

It pays to know all the limitations of your local area, such as acceptable building times, development applications and the location of water mains and electricity lines.

Plan ahead

All the pieces of the puzzle need to be organised before they are put into play. You can't have your cupboards and benchtops made without knowing the measurements and style of your sink and mixers. Make sure that you are on top of your design so your project can run smoothly.

\Box Recycle

If the kitchen you are replacing is in good condition, try selling it. You could add a few more dollars to your reno kitty!

□ Think efficiency

As the world becomes a little greener, appliances are quickly becoming even more energy and water efficient than a couple of years ago. Previously, energy ratings were out of six, but with appliances all passing with flying colours, the parameters had to be increased to 10. Not only are you helping the environment, but your hip pocket will also benefit come bill time.

□ Get a range of quotes

The current economic climate means that it's a very competitive time for builders. Make sure that you get quotes from lots of builders so you get the best deal.

□ Choose appliances that suit your lifestyle

Do you really need a cooktop with six burners and a huge oven? If you aren't a frequent entertainer, make sure your space reflects your needs and personality.

□ Have a contingency plan

You can always stumble across structural issues or rising damp, which can put a huge dent in your finances. it is good to put aside 20-30 per cent of your budget to cover any nasty surprises.

4.0 Steps to Remodeling Your Kitchen in Melbourne

Once you've pondered long enough and you're ready to green-light a kitchen remodeling project, then what? We'll start with the first 9 steps.



Step 1: Think about what you need

This step is all about how you use your kitchen, and finding the layout and features that fit your household's lifestyle. Get ideas from every resource possible. Think about your priorities: how many people will be cooking and gathering here, and how they'll need to move around in it. Do you need an addition? Or can you work with your existing kitchen footprint?

If you haven't already, start saving photos of kitchens with features that suit your style.

Step 2: Research and plan

Ready to green-light that project and take the plunge? The best place to start is by formulating what's commonly referred to as a scope of work and figuring out your preliminary budget.

Both of these may be subject to change, so don't feel like you have only once chance at this. Budget and scope are intertwined and often change many times during the design process as you become more educated and able to reconcile what you want and what you can afford. As a homeowner, you're not expected to walk into this knowing what everything should cost. Remember, this is an educational process.

Step 3: Find the professionals you will need

Even if you're going the DIY route, unless you're building your own kitchen cabinets and doing your own electrical and plumbing, you're going to have to work with a professional at some point.

Some people start by visiting big-box stores or cabinet showrooms where they can see everything. Many homeowners get referrals from friends or colleagues and start by hiring an architect or designer. Still others might work on their own with a builder or contractor. Pros are available to help you with everything from contracts and permits to space planning, budgets, choosing finishes and fixtures, shopping, ordering products, helping you set up a temporary kitchen, and managing your project from start to finish.

Step 4: Schematic design

This phase includes sketches, space planning, preliminary floor plans and elevations showing the layout and cabinet sizes. Try to focus on layout and space planning, even though you'll want to talk about what the kitchen will look like. Begin the contractor interview process early and give them a preliminary drawing packet and scope of work to get some ballpark construction numbers.



Step 5: Fixture and finish specification

Throughout this process, and probably long before, you have been saving photos of kitchens you love. You've found your style, whether it's modern, classic, traditional, cottage or a personal style in between. You probably know if you want a white kitchen, a natural wood kitchen, or some color.

Now you need to make your final selection of finishes and fixtures. This usually includes cabinetry, countertop material, kitchen appliances, kitchen sink, light fixtures, flooring, backsplash and hardware.

Step 6: Work on design development and construction documents

This is the stage when you finalize the design and prepare final floor plans, elevations, details and, if applicable, mechanical and electrical drawings, lighting switch plans, and exterior elevations.

This is where your final permit set or Construction Drawings (CDs) come into play. It's important to have finishes and fixtures selected at this time, since this is what will be considered in the final pricing from the contractor.

You'll submit drawings for permits. These have a lead time, so check the timing with your local village. You'll need an architect, designer or licensed contractor signed up to finalize the paperwork and pick up your permits, so get ready to hire someone in the next step.

Step 7: Get contractor estimates

If you don't already have a licensed contractor on your project, your next step is to find one to carry the project through. Try to get at least 3 different contractor estimates. Do preliminary walk-throughs with the contractors once the schematic designs are done to get some ballpark estimates and find out if you're on the right track or need to pull back some to fit the budget.

Step 8: Get ready for demo

The big day is upon us, most likely something like 4-8 weeks from when you submitted for permits. Time to get that schedule firmed up and plan on cleaning out the cabinets, putting what you don't need in storage and — if you're living in the house during construction — setting up a temporary kitchen so you don't lose your mind!

You may be moving out of your house temporarily, but most homeowners white-knuckle it and try to live in the house through construction. Preparation and organization can save your sanity.

Discuss the logistics ahead of time with your contractor. Will you meet once a week for updates? Will you have to be out of the house for certain tasks like demo or flooring? What about debris removal and dust? Are there any family allergy issues? What is a typical work day for the crew? Getting all this on the table beforehand can set expectations and make for a smoother ride.

Step 9: Surviving the dreaded punch list

Once construction is over, well ... almost over ... there's always this annoying little list of items that are missing, wrong, or simply forgotten about. A missing light switch plate, a caulk line that shrank and pulled away from the wall, paint touch ups - small things like this, and sometimes bigger things like the hood doesn't work, or there's a big scratch in the newly refinished floor.

It's inevitable that the contractor may have to make multiple visits back to the house to finish these items; prepare yourself for more than one visit and you'll be fine. The best way to approach this is with a Zen attitude. Things happen, little things get missed. It's sort of like making a list for the grocery store and still forgetting some key ingredient. We all do it.

5.0 Simple Kitchen Renovation Ideas to Make the Space Look Expensive

Of all the rooms in a house where decorative sleight of hand can have the biggest visual impact, the kitchen rules, says designer Elaine Griffin. "That's because kitchen cabinets come in standard sizes with standard door options," she adds. In other words, they're built boring, and it's up to you (and a hefty portion of your budget) to bring them to life.



But cabinets aren't the only kitchen amenity where customization is critical, Griffin says. Here, she lays out 7 things to consider if luxe is the look you're going for with your kitchen design.

□ START WITH THE RIGHT LAYOUT

When a perfectly laid out kitchen if your number one priority, the rest is easy, Griffin says. The work triangle – the distance between the stove, the sink and the refrigerator – should be as small a footprint as possible. And as a rule (though there are exceptions), the refrigerator should be closer to the room's entrance, since it's typically the kitchen-goer's primary destination.

□ GO FOR HEIGHT

"I cry when I see 36-inch tall upper cabinets in anything but the lowestceilinged spaces," Griffin says. "The 42-inch models are a way better option (plus, those six additional inches equal another shelf of storage space). In lofty spaces (9-foot ceilings and up), stacked upper cabinets deliver more storage still.

□ KNOW WHEN TO SPLURGE

After the cabinetry (and not counting the floor), the backsplash takes up the biggest amount of a kitchen's visual real estate. so you're going to want to make it count. When it comes to backsplashes, Griffin has a singular piece of advice: "Splurge, splurge, splurge," she says. "Backsplashes are major opportunities to express your style and personality without breaking the bank, because they're small enough to not require a ton of material to finish them."

DON'T NEGLECT THE DETAILS

Hardware is like earrings for your kitchen cabinetry, delivering major bang for your buck. This is especially true in rentals, where changing your kitchen hardware can add more upscale elegance than anything else, according to Griffin.

□ LIGHT IT UP

When we first walk into a kitchen, we look up at the ceiling and check out the lights. "Almost. Every. Time," Griffin says. For that reason, stunning light fixtures over islands, the breakfast nook and the sink are important. "This isn't a moment for the utilitarian!" But you'll want to establish a visual hierarchy of ceiling light fixtures, she says. "One zone will act as the 'star' and the others 'supporting characters,' to keep your kitchen from looking like a Christmas tree."

□ BE FLOORED

Kitchen flooring is where faux reigns supreme, Griffin says. Wooden floors — which should be the same as those in the rest of the house — make sense in today's open layouts, but 12-inch ceramic tile could lend your kitchen an equally luxe look, if you have them laid out on the diagonal, as Griffin recommends.

□ THINK LONG-TERM

Because the finish will visibly wear better, buy the best-quality sink you can afford. On the other hand, shop for price, finish and shape - in that order - when choosing a faucet.

6.0 Pros & Cons of Remodeling a Kitchen



<u>Remodeling Pros</u>

 \Box Modern look - Who doesn't want a modern kitchen? Replace those avocado appliances or ugly laminate counters to create a space you'll be proud to show off.

□ Better resale value - Updating your kitchen will increase the resale value of your home, even in a slow real estate market. And you'll get more potential buyers in the door because updated kitchen are high on the average buyer's wish list.

□ Return on investment - Kitchen remodels have the best return on investment of any room in the home, as long as you don't go over the top. Remodel your kitchen in keeping with the style of the neighborhood (i.e. no marble counters in a tiny ranch) and you should recoup 80 percent or more of your investment at resale.

<u>Remodeling Cons</u>

Expensive - The kitchen is the most expensive room in the home to remodel. Countertops, cabinets, appliances and flooring quickly add up to tens of thousands of dollars.

 \Box Disruptive/time consuming - Your kitchen is one of the most important rooms in the house. You rely on it for daily sustenance. During a remodeling project, you'll get very friendly with the takeout guy. The project could take months to complete.

7.0 Kitchen Remodeling Mistakes You Don't Want To Make

Planning a kitchen update? Before you dive into the world of remodeling, consider these tips to make the process smoother.

Remodeling a kitchen requires a lot of effort (and a lot of cash). Avoid making costly mistakes with these expert tips. We'll walk you through the most common mistakes homeowners make, and offer tips for avoiding them. We have ideas for every aspect of the kitchen, from islands to floor plans and everything in between.

1. Wasting Space (and Steps)

Even in big kitchens, create a compact step-saving work core. You don't want to walk a mile to make a meal, or even worse, generate dead space within the room. Pick areas that will work hard during meal prep, dining, and family time. A breakfast nook, for example, is the perfect way to add style without sacrificing too many steps.



2. Making Aisles Too Tight

Kitchen aisles need to be wide enough to accommodate all that goes on in a kitchen. Clearance helps multiple cooks navigate the space and maneuver around each other. When designing your new kitchen, make sure all aisles— such as those between islands, walls, and appliances—are between 42 and 48 inches wide. Also consider offsetting the placement of key features, such as sinks and the range, so two cooks don't bump into one another.

3. Not Thinking in 3-D

Your kitchen needs to be beautiful, yes. But more important, it needs to be functional. When planning the space, consider the size and direction of doors, appliances, and cabinets. Fridges often need wide clearance, as do ovens. Take a walk through the space and plan door openings to ensure that you don't create a cramped kitchen.

4. Overloading and Oversizing Islands

In a big room, two islands are often better than one. It's a mistake to supersize an island, because anything longer than 10 feet is hard to walk around. And if an island is more than 4 feet deep, it's hard to reach the middle. Overstuffing an island with dinnerware, baskets, and other items creates a similar problem. Make sure no island storage extends beyond the rim of the countertop.

5. Overwhelming a Small Space

In a small kitchen, a small peninsula often works better than an island. Keep your space in mind every step of the way to ensure the best remodel possible. Don't overwhelm a small space, as there are plenty of options available for a variety of sizes and layouts.

6. Making Changes After the Work Begins

Get all your ducks in a row before you begin your kitchen remodel, because delays and changes midstream can send costs soaring. Do your homework and think through every choice ahead of time.

Then be sure to check that everything has arrived before the contractor is ready to install.

7. Not Planning Enough Storage

You can't just string up boxes. A good design tailors storage to fit items used in specific areas. And between open storage, cabinets, shelves, and more, there are hundreds of different storage options available. Also consider the goal of the remodel. If you are going for a sleek look and choose glass door cabinets, keep the contents streamlined and unfussy as well.

8. Forgetting Friends

Whatever a kitchen's size, expect friends and family to congregate there. People are drawn to other people, and your guests don't want to be hanging out in the living room while you're preparing dinner. People like to be about 60 inches from the cook or host. Plan for interactive space in your new kitchen—whether that be a corner nook, island with seating, or a banquette.

9. Making Impulsive Design Decisions

Materials can look a lot different in a showroom than they do in your actual space. Don't commit to any major design element—such as flooring or countertop materials—until you've brought the samples home to look at them in the space you're remodeling. You may also want to consider testing the samples under lighting similar to what will be used in the new space.

8.0 Ways to Save Money on Kitchen Remodel Costs in Melbourne



To help control costs when updating your kitchen, use the same layout, make simple style choices and do some work yourself.

The kitchen may be your home's most popular room, but that doesn't mean it's the most loved. Constant foot traffic means outdated features are always visible, begging to be replaced. But can you afford it?

The average cost of a minor kitchen remodel is \$20,830, according to Remodeling magazine's 2017 Cost vs. Value Report, while a major kitchen remodel could set you back \$62,158 on average. The report looked at costs nationally to make what it called "midrange" updates in a 200-square-foot kitchen.

Of course, your dream kitchen could cost more, or a lot less, depending on where you live, the size of your kitchen and the changes you plan to make.

Here's how to prepare for this popular home improvement project and some tips for controlling costs.

4 How much does it cost to remodel your kitchen?

In a breakdown of kitchen remodeling costs, cabinetry is the biggest expense (29%), according to the National Kitchen and Bath Association.

"Cabinets are the workhorse of the kitchen," says Tennille Wood, CEO and principal designer at Beautiful Habitat. "The entire floorplan and function of the kitchen is built on them."

Labor is the second-biggest expense in a kitchen remodel, at about 17% of the cost, followed by appliances and ventilation at 14%, and countertops at 10% of the total.

As well, location plays a big role in the costs of remodeling, Cathy Norman, co- owner of Kitchen and Bath Design Center in Fort Collins, Colorado, said via email.

For example, labor and materials tend to be more expensive in bigger cities where wages and transportation costs are higher.

4 How to plan your kitchen remodel

Determine the goal. Start by asking "What do I do most in the kitchen?" How your kitchen is used should guide design choices, from adding an island to where you'll hide the trash can. Then ask, "will this countertop, tile backsplash or flooring be timeless?" Starmer says. Unless it's your forever home, avoid styles that may not be trendy in a few years.

 \Box Create a budget. Make a list of must-haves and want-to-haves and work with a professional to price them. Prioritize the replacement of elements that waste money — like inefficient appliances — or that make

your kitchen look dated, like stained flooring. Only when all the must-haves fit into your budget should you splurge on that warming drawer or built-in wine fridge. Once you have a design and budget, stick to the plan. Clients often want to add things when the contractor is already in the house, Norman says. Soon, what started as a simple kitchen remodel becomes a much bigger project.

□ Think about ROI. Keeping things simple often means more bang for your buck, especially if you're remodeling to boost resale value. A minor kitchen remodel — refinished cabinets, new flooring and a couple of modern appliances — recoups about 80.2% of the cost in increased home value, according to Remodeling Magazine's report. A major kitchen remodel — custom cabinets, all new appliances, custom lighting and more — will see about 65.3% of the costs returned in a higher home value. With that in mind, decide whether you need a lower-cost refresh or a full remodel to achieve the results you want.

Do your research. Finding the right contractor and materials requires some homework. Take the time to:

- Read credible reviews of products, materials and professionals
- Ask about past projects, including final cost and how long they took to complete
- Contact previous customers to find out if they were satisfied with the experience

• Make sure contractors are bonded, licensed and insured (if required) by asking your local building department or state consumer protection agency before hiring them.

Be wary of contractors who give low, ballpark estimates without a thorough inspection, Golkar says. They may be banking on the fact that they'll have to make a lot of changes later to increase the price.

Final Words

Renovating can be one of the most stressful things you ever do, so make sure you avoid any expensive mistakes with careful planning.

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