
Value-
Enhancing

BATHROOM RENOVATION

For Your Home



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Abstract

A value-enhancing bathroom renovation in Perth can significantly boost your property's market worth. Upgrading key elements like fixtures, lighting, and tiling can modernize the space, making it more appealing to potential buyers. Installing energy-efficient features such as low-flow toilets and LED lighting not only enhances functionality but also adds eco-friendly appeal. Stylish vanities, frameless showers, and quality finishes create a luxurious look that resonates with today's design trends. Whether you're upgrading for personal enjoyment or preparing for sale, a well-planned bathroom renovation is an excellent investment that increases both comfort and value in the competitive Perth real estate market.

1. Introduction

This PDF focuses on strategic upgrades that boost both functionality and aesthetic appeal. Begin by replacing outdated fixtures with modern, water-efficient options such as low-flow toilets and sleek taps to reduce water bills. Opt for energy-efficient lighting and ventilation to create an eco-friendly space. Stylish tiles, frameless shower screens, and floating vanities can add a contemporary feel. Ensure proper layout and storage to enhance functionality. High-quality materials and finishes elevate the look, increasing the overall value of your home in Perth's competitive property market while creating a luxurious, relaxing space.

2. What Does the Average Bathroom Remodel Cost? Here's How to Budget

Learn the cost of bathroom remodeling in Perth, factors that could influence this number, and how you can save.

Remodeling a bathroom in Perth is a great way to update a home and increase its value. Whether a full-scale renovation or just a minor rehab, bathroom remodel costs vary based on the fixtures and finishes you choose. The good news is that a high-end look doesn't always cost as much as you might think. Home improvement experts explain the wide range of bathroom remodel costs and offer ways to lower expenses without skimping on sophistication.

How Much Does a Bathroom Remodel Cost?

The average bathroom remodel cost in Perth varies significantly by location, bathroom size, and extent of the changes. A modest remodel for a half bath or powder room can cost as low as \$1,500. The higher range can exceed \$20,000 for spacious build-outs that include new plumbing, tiling, and room additions.

On average, homeowners should expect to pay around \$12,204 for a bathroom remodel, roughly the national average. Although several factors will ultimately determine bathroom remodel costs, a good rule of thumb is to budget at least \$100 per square foot.

This price may differ if you live in a state where material and contractor costs are higher. Alex Capozzolo, founder of SD House Guys, says that in San Diego, California, the average cost to remodel

a full bathroom is approximately \$15,000 to \$20,000, and the average cost to remodel a half bathroom ranges from \$7,000 to \$10,000.



In major metropolitan areas, labor prices are likely to be higher per hour than in rural or suburban areas. Yet, spacious bathrooms require more cabinetry, plumbing, tiling, and flooring work, no matter where you live.

Factors That Influence Bathroom Remodel Costs

Davin Eberhardt, home designer and founder of Nature of Home in Perth says that when estimating any home repair job, homeowners should consider direct costs, such as materials and labor, as well as indirect costs, such as overhead, permits, and design costs.

Capozzolo adds that many factors influence bathroom remodel costs. The size and layout of the room, labor costs, plumbing, electrical work, materials, fixtures, and availability of supplies and materials all factor into the final ticket price. For a complete bathroom remodel, cabinets, vanities, tiles, lighting, windows, and even paint may increase costs. Alternatively, you might be surprised to learn that sinks, toilets, showerheads, and faucets can be relatively inexpensive unless equipped with top-of-the-line technology or features.

How to Save on Bathroom Remodel Costs

Shopping around for fixtures and contractors or DIYing whenever possible can help homeowners save on bathroom remodel costs in the long run. For example, Eberhardt says homeowners can consider reusing existing fixtures or buying used ones to save money.

However, Capozzolo notes that it's important to keep in mind the quality of materials used "as this will affect the durability and longevity of the renovation." He recommends shopping around for prices on fixtures and finishes before deciding to upcycle old ones. Existing or resurfaced cabinets may benefit from fresh draw pulls and knobs.

In addition to opting for less expensive materials, homeowners can do some bathroom remodeling themselves to cut back on labor costs. "Labor costs can vary depending on the scope of the project and the contractor used," Capozzolo says. The typical range is \$30-\$80 per hour. To negotiate the best deals and lock in rates for all needed materials, homeowners should get several quotes from contractors and suppliers before starting work.

Remodeling a Bathroom on a Small Budget

For homeowners in Perth looking to remodel a bathroom on a small budget, you can do many inexpensive updates yourself. "Updating accessories such as soap dispensers, toothbrush holders, towel bars, towel rings, and robe hooks can be an easy and practical way to update the bathroom," says Eberhardt. Adding or replacing hardware items is a weekend project that can freshen up a bathroom without breaking the bank.

Try hanging new wallpaper, retiling a backsplash, or refreshing textiles like curtains, rugs, and toilet seat covers. Accessories can also breathe new life into a bathroom. Capozzolo says hanging artwork, adding plants, replacing lighting, or swapping in a new mirror or medicine cabinet can make a big difference in the overall look and feel of a bathroom.

Ask contractors in Perth about the cost and time frame for required building permits with any major renovation. Remember, it's essential to get these details right from the outset. Otherwise, you could be on the hook for hefty fines or long delays.

Bathroom Products We Recommend

When you shop for bathroom fixtures and accessories, we have tips to help you narrow down what will work for your design and budget. Start with the big items, like tile and wall colors or wallpaper, to set the tone and palette for the space. If you have room for a freestanding tub, make sure you can get the one you pick up the stairs and that your flooring will support its weight if your project is on the second floor. Choose shower fixtures and sink faucets and handles that complement the knobs and handles on your vanity—mixing metals is fine as long as the styles are similar. Make your bath a sumptuous escape with luxurious towels, soaps, and shampoos you love, and you'll look forward to getting ready each day.

3. Stunning Modern Bathroom Ideas to Inspire Your Next Renovation

We're in awe of all these gorgeous fixtures and finishes.

There's no shortage of gorgeous, luxurious bathrooms on display when you go on social media—it can be somewhat overwhelming to figure out where to begin when you're looking for inspiration as you brainstorm ideas for future reno projects. So, we pulled together modern bathrooms from our favorite designers to help make the search for ideas a little easier—hopefully these projects will guide you during the creative process (a.k.a. the fun part!).

Turn Stone Into a Sink

Designer Emily Brown of Emily Lauren Interiors in Perth designed an integrated sink in this bathroom for her client—the sleek, clean lines of the viola marble paired with the white oak are a contemporary pairing that don't skew too cold and modern. This is partly thanks to the warm veining in the stone,

but also the limewash walls, which have been coated with a sealant for water resistance and offer a softness to the space. If you're wondering what exactly an integrated sink is, Brown explains, "The sinks are made entirely from a single piece of stone, seamlessly integrated into the countertop."



Mount the Vanity and Toilet

Mounting a vanity and toilet can help a tiny bathroom feel more airy and spacious—that's exactly what designer Isabella Patrick of Isabella Patrick Interiors did here in this tight room. Another reason she opted for the floating pieces? It helps show off even more of the beautiful, blue cement tile.

Pick a Sleek, Colorful Tile

Modern doesn't have to mean colorless! Sure, neutrals are a classic choice in modern design, but you can still work in some hues to help a space feel a little more homey. Isabella Patrick chose this gorgeous ocean-blue ceramic subway tile for this client's updated bathroom, which complements the warm brown undertones of the custom walnut vanity.

Install a Unique Sliding Door

Liz Goldberg, the founder and creative director of design firm Carolynleona in Perth, selected a sliding door that's just a little bit different from other shower doors—the black track features exposed, oversized rollers, which impart even more charm and character to the shower stall. Her reason for choosing black? "We like mixing metals and using the black shower frame adds to the depth mixed with the brass shower plumbing fixtures."

Mix Up Two Tiles

In this other bathroom designed by Liz Goldberg of Carolynleona, she chose a bold ceramic tile in a sapphire shade for the shower (which practically glows thanks to the skylight above) and paired it with WOW porcelain tiles. "We laid it in a unique pattern to add movement to the curbless, zero-access

shower, where the bathroom flooring runs into the stall," she says. Blending the two tile styles creates a fresh look that's slightly eclectic but elevated. And instead of a full shower door, Goldberg opted for a glass partition, which still contains the shower but enhances the open feeling of the room.

Mix the Finishes

Want a moodier vibe for your washroom? Designers Mollie Ranize and Kim Serani of Dmar Interiors transformed this one into a statement space with a coat of emerald green paint (specifically, Roycroft Bottle Green by Sherwin Williams). They wove in brass hardware with the black finish of other materials, which keeps the room from feeling too heavy.

Install Tiny Tiles

The biggest reason this bathroom looks so cool is mostly due to the teeny-tiny tile! Here, designers Mollie Ranize and Kim Serani of Dmar Interiors chose 1/2-inch penny round tiles in a blue blend. Ranize says, "It's a smaller scale than a standard penny round tile, which I find to be so much more modern and fun!" They opted for a vanity made entirely of Arabescato marble to prevent the room from looking too busy. "Because we did tile on the full shower, full room and shower floor, and partial walls all around the room, we wanted to make another large and balanced statement with the custom marble vanity."

Choose Extra-Long Handles

One trick to make your cabinetry look like a million bucks is to install oversized handles. In this bathroom designed by Mollie Ranize and Kim Serani of Dmar Interiors, the brass hardware on this custom walnut vanity imparts a touch of glimmer to the muted palette. The vertically stacked tiles (from Heath Ceramics) reinforce the modern vibes of the room, but the beige color paired with the creamy honed limestone and wood tones add a softness to the space.

Hang Halo Mirrors

Designer Ghislaine Viñas really nails the retro-meets-modern aesthetic in this hotel bathroom of the Andra Hem Suites. The pill-shaped mirrors are backlit, and the golden glow actually matches the yellow grout! Other modern elements include the custom vanity cabinet, which are a fresh take on the traditional shaker style, plus the simple black hardware from Schoolhouse. If you're curious about the tile, Viñas explains of her work, "The Swedish influence of Andra Hem inspired us to use Scandinavian floral patterns in our design. Additionally, the bathroom tiles (from Imagine Tiles) tell a story through bees and the Andra Hem initials. What is perceived as just a motif is actually storytelling in the tiles that gives them a more custom feel."

Go With All-Black Finishes

Pink can be a bold color choice for most people, and opting to tile an entire bathroom in the hue is even more daring. But Australian design firm Studio Bright managed to keep the shade sleek and sophisticated in this bathroom by combining it with black hardware. Choosing a smaller scale tile also keeps the space feeling contemporary—the grid-like effect has a modern edge to it. Plus, according to the firm, "We like how the small mosaics make the room feel bigger. We also liked the small tile in combination with the large format terrazzo tile on the floor."

4. Mistakes You Should Always Avoid During a Bathroom Remodel, Pros Warn



Taking on a bathroom renovation is no small project in Perth, and you will want to make sure that you're as well-prepared as you can be prior to kicking off this process. To ensure that you're as satisfied as possible with the results, be sure to avoid these nine common bathroom renovation mistakes that the pros come across often.

Not Reviewing Selections in Real Life

Before committing to certain paint colors, materials, and more, make sure to examine them in person.

"Design and finish selections can often look different in renderings compared to real life," Carlos Nyce, an interior designer with TriVistaUSA, says.

Nyce explains how the colors, textures, and scale will appear slightly different on the screen or in print compared to seeing them in person. Ordering samples ahead of time will pay dividends in the long run.

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Choosing Too Trendy of a Design

You will want to ensure that your bathroom design pleases you for the long haul, and one way to do so is to avoid following trends too closely, Nyce comments.

"Rather than chasing trends, consider the mood you want to achieve with your interior design components," he says. "Textures, scale, colors, and lighting can all dramatically affect the ambiance of the space."

Not Evaluating Your Lighting Needs

Selecting the right lighting for your bathroom is a key component of the renovation process, particularly when one craves a spa-like atmosphere, Kara Kersten, the founder of Kara Kersten Design says.

Kersten explains how lighting can help you achieve a spa-like feeling. "Having dimmer switches, accent lighting switched separately from ceiling cans for setting a mood, and incorporating soft indirect lighting that doesn't create glare to your eyes is important," Kersten says.

Kersten recommends opting for light fixtures that feature frosted or glass shades so that you're not looking directly at the bulb while getting ready.

Forgetting to Add Key Electrical Outlets

In order to make your bathroom as functional as possible, ample electrical outlets are key. A mistake is forgetting to install them in the drawers where you'll be keeping your appliances, such as hair tools and electric toothbrushes, Kersten notes.

Not Thinking Long Term

You will want to design your bathroom so that it can serve you as you prepare to age in place.

It's important to consider accessibility if you plan to stay in your home for a while. Mary Gordon, vice president of InSite Builders & Remodeling, suggests looking into valuable features like grab bars, non-slip flooring, and walk-in showers which will help make your bathroom safer now and in the future.

Lacking Storage Space

In the bathroom, you'll need to have plenty of room to tuck away toiletries, beauty products, hair appliances, and much more, and proper storage is therefore essential. Gordon explains how a lack of storage space can make a bathroom feel disorganized and cluttered.

Choosing the Wrong Type of Floor Tile

In an environment where floors will often be getting wet, slippery floor tile is a major no-no, even if this type of tile is generally easier to clean, Kersten shares.

"Make sure the tile you choose for your flooring has a matte to slightly textured soft finish," Kersten says. "You do not want to use glossy tiles on your floor when stepping out of a shower with wet feet."

Not Installing a Full Shower System

If you don't take the plunge and do this now, you may regret it later, Andrea Seymour, the co-founder of Springdale Custom Builders, says. Depending on your budget, a shower system may not be feasible. However, Seymour recommends installing one with a handheld, especially for primary bathrooms.

Forgetting to Update the Height of Plumbing and Electrical Fixtures

If you're going to be renovating your bathroom, you may as well go all in with the updates, Seymour explains.

"You're typically only going to renovate a portion of your house one, maybe two times where full renovations are considered," she says. To that end, do not hesitate to move around and adjust the height of the plumbing and electrical fixtures in your bathroom.

"Many bathrooms in the 80's and 90's were designed and built with the fixtures very low," Seymour says. "A renovation is your opportunity to correct these items."

Look at your shower head, light fixtures, vanity mirrors, and more. When it comes to shower niches and corners, do not leave tile edges exposed, Kersten warns.

5. DIY Bathroom Renovations To Boost Your Home's Value



Even a modest remodeling project in Perth can elevate a home from ordinary to outstanding. The primary focus when revamping your home should be to expand your comfort and enjoyment of the house. However, the best remodels not only increase pleasure but also raise the property's selling value. There are numerous high ROI home improvements you can make throughout your home that promise significant returns at selling time and provide wonderful living experiences in the meantime. One of those is a bathroom renovation.

Redoing a bathroom isn't on the top of the high-ROI lists, but it's certainly in the top 10, and there are few places in your home where comfort is more important than in the bathroom. If you're planning on investing in your bathroom, here are some projects to do that will offer the most value once you're ready to sell and will keep you happy until then.

1. Add a Bathroom

Adding a bathroom to your home doesn't have to be a huge investment, depending on your situation. If you're planning a large house remodel, consider working an additional bathroom into your plans. As long as the walls are open, the added cost of a bathroom is less noticeable if it's part of a larger project. The financial impact will prove fruitful at selling time when you could see an investment return of up to 88%.

No extensive remodels in your future? Simply adding a bathroom to the existing structure can yield the same sales value results while making your home more livable. Bathrooms are relatively easy to tuck under staircases or carve out of an underused walk-in closet. You can even DIY a small bathroom into a second-story or basement on a budget with careful planning.

2. Install Walk-in Shower

Make your bathroom work harder with less. If your home has multiple bathrooms with bathtubs, you could benefit from selling time and increase the room's usability by swapping one of the tubs with a stand-up shower. That's not to say that bathtubs have entirely fallen out of favor. Just that one is usually enough for a home, and showers have better ROI potential.

This simple project is ready-made for the casual DIYer, as most of the plumbing is already in place for you. You can expect a 70% return on your investment at selling time. But, before jumping into the shower idea, replacing the only bathtub in the home could have a negative ROI effect. This project is only for multi-tub houses. Before committing, it may also be wise to speak with a local realtor for their thoughts on the market in your location.

3. Change the Vanity

Changing the vanity in the bathroom can do wonders for appearance and functionality. It can also help you sell the house. For the most part, pre-fab vanities are relatively inexpensive, so you won't notice an increase from an ROI standpoint. But, a new vanity, especially if you have enough room to add two sinks where there was one, will significantly increase the bathroom's appeal to potential buyers.

To save money when replacing the vanity, reuse the plumbing in the wall and purchase a vanity that doesn't require installing a new bathroom floor

4. Add Mirrors

Another simple addition that adds selling appeal for just a few dollars is installing a high-quality mirror. Though you likely have a mirror hanging on your bathroom wall, replacing it with a larger and better one creates an airy feeling in small bathrooms and makes the room more user-friendly. Doing this project yourself requires little more than knowing how to hang a picture.

5. Refinish a Tub

Refinishing your existing bathtub can be advantageous under the right circumstances. If your home has just one bathtub needing an upgrade, refinishing it is far less costly than replacing it. The question becomes, is it worth it at all?

An extremely high-quality refinishing job is nearly equivalent to a brand-new installation and can pay for itself at selling time. However, poor refinishing will have the opposite effect, and you may find yourself replacing the tub before you sell the home anyway.

If you're an avid DIYer with a lot of patience and time on your hands, you can achieve excellent results with products designed for the purpose. For the rest of us, consider having a professional perform the work to ensure your money is well-spent.



6. Upgrade Plumbing

Your bathroom's plumbing matters. Potential buyers run from bad plumbing faster than they're attracted to good plumbing. Upgrading the plumbing in your bathroom won't increase the value of your home at selling time, but it will reduce the number of people who walk away from the deal out of fear.

You won't have to worry about performing this project in newer homes or if the plumbing works fine. Owners of older homes, however, can see solid returns and enjoy their bathrooms more by replacing old, deteriorating pipes with new ones. A few DIY skills will go a long way towards reaping the most significant returns. Simply swapping the old pipes with modern PEX materials is inexpensive and is only minimally invasive to your walls.

7. Upgrade Lighting

Installing new light fixtures in your bathroom is a no-brainer if you're looking for an easy, inexpensive upgrade. Getting rid of the light bar from the mid-eighties might require some wall repair, but a modern LED replacement fixture will look better, provide better lighting and save energy.

The project is another one that won't bring much in the way of ROI dollars but will help you sell the house, and swapping fixtures is an easy DIY task while adding new lights might be a job for a pro.

8. Upgrade Flooring

Your bathroom floor is the most used element in the room alongside the toilet. Just as true in bathrooms as in the rest of the house, high-quality flooring can see ROIs of over 100%. The best part is that installing a new floor can be an easy DIY project with a few inexpensive tools.

Vinyl plank flooring is simple and quick to install and costs between \$2 and \$10 per square foot with not much more to spend, unlike other floor materials that require you to also spend money on underlayments, grouts, mortars or particular subflooring.

9. Heat the Floors

Installing in-floor radiant heat can boost your home's selling appeal. If you're already installing a new floor, spend a couple of hundred extra dollars and include electric heating underfoot. You'll love it while you live there, and it will attract buyers when it's time to sell.

At an average of \$13 and up per square foot, installing in-floor heat won't realize a large enough return to make it worthwhile if that's all your doing. However, during a remodel, it's worth including along with the new floor. Electric systems are ready-made for DIY installation by following the product's instructions.

10. Replace Tile Countertops

Tile countertops on bathroom vanities are more valuable and less prone to water damage than conventional laminate tops. However, with the advent of solid surface materials that mimic natural marble or granite, you no longer need professional-level tiling skills to increase the appeal and value of your bathroom.

For DIYers, you can simply measure the size of the top you need and order it from your local home center. Replacing the existing one is as easy as demolition, gluing down the new one and putting the sink back.

6. Bathroom Bliss: Spa-Worthy Cleaning Hacks For A Relaxing Retreat

A dirty bathroom is never a pleasant sight. In fact, it is the last thing you would want to see when you return home from a long day. This is because the bathroom is one of the most important spaces in a house. It is often used by multiple family members, which is just one of the many reasons why it might get dirty more often than you would like. Despite this, the bathroom is still one of the most overlooked areas of most homes.

Even though it is completely okay to give this space a quick wipe-down, a deep clean will be needed every once in a while. According to professionals who do cheap vacate cleaning Perth, deep cleaning is essential to eliminate unpleasant odours, bacteria build-up and germs. If you are planning to clean your bathroom soon, it would be best to learn some tricks. Here are the spa-worthy bathroom cleaning hacks for a relaxing retreat. These tips will help you maintain a clean bathroom.

1. Eliminate the Clutter

No one prefers a cluttered space, and that is why it is essential to get rid of all the clutter in the bathroom. After spotting the unwanted stuff, just get rid of them. This includes things like empty

shampoo bottles. Things like shower curtains, dirty towels, and mats must be thrown in the washing machine so that you can clean them.



2. Use a Duster to Get Rid of Dust

Get a duster and use it to remove the dust and dirt from bathroom shelves, counters, and racks. Look for cobwebs in corners, vents, and on the bathroom light fixtures. Next, sweep or vacuum the floor to eliminate any dirt. According to professionals who do budget vacate cleaning Perth, this step is highly important as dust is harmful to your health.

3. Clean the Bathroom Surfaces With a DIY Cleaner

When starting the cleaning procedure, it is best to focus on the showerhead first. Simply take your DIY all-purpose cleaner, such as the one prepared by mixing vinegar, baking soda and water and add it to a bowl. Keep the showerhead dipped in it for no less than an hour. Use a suitable brush to scrub it clean and eliminate all the dirt. Next, get your preferred gentle cleaning solution and spray it on a microfibre cloth or sponge. Follow up with wiping things like baseboards, towel racks, windowsills, blinds, and shelves.

4. Clean the Bathtub Using Vinegar

Many homeowners think that cleaning the bathtub is not required since it is rinsed with water and soap every day. However, that is not the truth. According to experts who do expert vacate cleaning Perth, you must clean the bathtub at least once a week to eliminate germs and soap remnants. The best way to do so is by using a mixture of water and vinegar. As an alternative, baking soda and water also work well.

5. Use a DIY Tile Cleaner to Clean Bathroom Tiles

It is considered that tiles have the most germs in the entire bathroom after the toilet seat. This makes it essential to clean them regularly. Here are the things you will need to prepare a tile cleaner:

- ¼ cup of lemon juice
- ½ cup vinegar
- ¾ cup baking soda
- ¼ cup dishwashing liquid
- ¼ cup salt

Combine these ingredients in a spray bottle and shake well. Spray the mixture onto the surface, allowing it to sit for a few minutes before gently scrubbing it with a sponge. Rinse well.

6. Use a Vinegar Solution to Clean the Floor

It is a fact that cleaning floors is one of the toughest challenges, which is understandable. However, that does not mean you should not try. Luckily, there is an effective way to get the job done. Just use a solution prepared using vinegar and water.

Apply and leave it on the surface for no less than 20 minutes, and use a bathroom brush to scrub the surface. Either wipe or use a vacuum cleaner to ensure the floor is dry. Remember to wear some clean footwear so that you do not end up staining the surface again. Most experts who do professional vacate cleaning Perth recommend this method for cleaning the bathroom floor.

7. Clean the Toilet Bowl With Baking Soda

Cleaning the toilet bowl is not as tough as it appears. Firstly, flush the toilet. Next, sprinkle some baking soda on the visible stains and under the rim. Pour vinegar directly where you sprinkled baking soda. Allow the ingredients to sit there for about 15 minutes.

Utilise a toilet brush to scrub the bowl's sides, spots with stains, and under the rim. Finally, flush the toilet again so that all the cleaning solution has been rinsed away. Now, the toilet is clean, hygienic and looks as good as new. This will lead to a clean bathroom.

8. Arrange All the Items

Finally, once your bathroom is clean, keep every item back in its original place. This includes things like toiletries, dry towels, doormats, rugs, shower curtains, etc. Do not forget to put the shower head back. Wash your hands properly to maintain hand hygiene. Now, you will be able to use your clean bathroom.

Cleaning your bathroom does not have to be daunting. In fact, it can be quite straightforward if you are aware of the correct methods to clean all the surfaces. Follow the hacks mentioned in this article to maintain a clean bathroom.

7. Conclusion

In conclusion, a well-executed bathroom renovation in Perth not only enhances your home's aesthetics but also increases its market value. By focusing on modern upgrades, energy efficiency, and quality finishes, you can create a stylish and functional space that appeals to potential buyers and boosts your property's worth.

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