

## *Preparing your home to sell*

Property styling increases your chance of getting the highest possible sale price. Whilst you can employ an expert to help you style, not everyone has the budget.

Following are some practical ways to help you prepare.

The outside of the home is just as important as the inside. Your front yard is the first thing people see as they pull up at the kerb...make an appealing entrance.

Spend a few hours in the garden to clear any unwanted debris and weeds. Have the lawns freshly cut and edges trimmed. Clean out the garage. You are selling and moving, so...start packing up all the little things you have around and get organised.



Sweep the entrance and outside areas, shake out your door mats. Water all plants inside and out.



Make your entrance as appealing as possible. Have it so people want to know what is on the inside.



Cut the lawns regularly. Have a low maintenance garden and clean before every open home.

## The Kitchen – The heart of the home

A successfully staged kitchen feels inviting, a place your future buyer could see themselves enjoying. By far the easiest addition you can make to help your home feel more inviting at sale time is florals, greenery and candles. We are all drawn to something green, fresh and smelling delicious. Keep the bench as streamlined as possible. One large appliance like a coffee machine or a Mixmaster and very little else. Keep it simple.



A simple collection of a chopping board, utensils and a recipe book can tell a story.



Make sure your benches and cupboard doors have been wiped down and are clean.



Clean out your rangehood filter, there is nothing pleasant about stale fat and odours.

## The Lounge Room – It has to feel good!

The lounge room is where so much of everyday life happens. It's the place where we come to slow down, the room where we welcome family and friends. From entertaining and reading, to sitting back and watching our favourite TV show, a great styled living room is essential for helping a house feel like a home.



Your lounge is one of the most important pieces of furniture in your home perfect the style of your couch with cushions.



A rug is also a great way to add colour and texture to help define an otherwise neutral or cold space.



Live plants provide a calming ambience and a fresh feeling to any living room space.

## Bathrooms - Make small updates

It may not be cost-effective to do a large renovation, but there are a few simple changes that won't break the bank. By replacing old mouldy grout and a fresh coat of paint can really transform a bathroom.



Replacing mirrors, towel rails and taps will have a big impact.



Add a big splash of interest with your bathroom towels. Incorporate indoor plants into your bathroom.



Attention to the small details gives your room the wow factor.

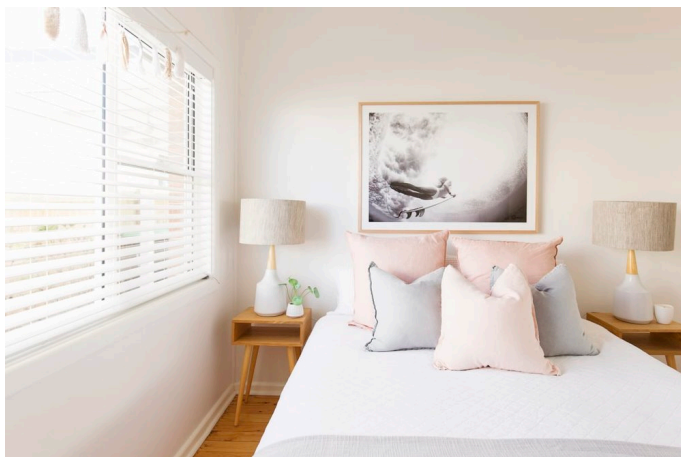
## Bedrooms - Clear the clutter

In any open home, you want to make your home look beautiful to help potential buyers visualise what it will look like if they lived there on a day to day basis. This is especially true of bedrooms.

Remember less can sometimes be more. Don't try to fit too many pieces of furniture into your bedrooms. You want the room to feel larger than it is, you want to create a sense of spaciousness.



Some beautiful linen in a neutral palette and a fresh coat of paint creates a warm and inviting bedroom.



Another great way to generate a lovely layered look is to add accent pillows. At the end of the day, you want to ensure your bed and the room look and feel inviting.

## Laundry - Keep it light and bright

It's all too easy to focus on the main living spaces when you're refreshing your property for sale, but what about your laundry? The laundry is one area that's often overlooked – put some love into your laundry with these simple tips.

Two of the simplest ways to update your laundry is with lightness and brightness. Change your light fittings with daylight-toned energy efficient bulbs. Consider adding a modern pendant if the light shade currently looks cheap or dated. Remove any blinds or curtains to let the natural light filter in and clean the windows. You might also add a fresh coat of light paint on any surfaces that are looking worse for wear.



Add a small potted plant, quality hand wash and a hand towel, especially if the laundry leads outside. Get creative with your laundry basket.



## Pools and outside entertaining areas

Outdoor areas of the home can be quickly disregarded in the rush to ready the property for a showing. However, making sure that the outdoor living space is clean is important in highlighting the exterior of the home.

A beautiful outdoor space will fall short if it doesn't incorporate plants and outdoor life. When you are preparing to sell your home you obviously want your outdoor living spaces to look like a place that you want to spend a lot of time in.



Integrate a way that the house connects with the backyard, it makes it that much more accessible for people. Style an area around your pool. Have it sparkling and clean.



If your outdoor area is somewhere you like to entertain at night, maybe it's a pool area or a gazebo consider investing in some outdoor lighting for that area.

If you would like some more information or help on staging your property for sale, please give Deanna a call on 0437 892 072

