

# Five easy ways to increase your home's value before you sell



## Painting your home is the number one home improvement anyone can do.



Maintaining a neutral colour palette will ensure a bright and airy feel whilst allowing a buyer to walk in and see how they could make the home their own. While you're working around the house, check the light fittings, cornicing and any wallpaper to ensure they don't need any fixing or tidying.

Making sure your home looks like it has been well-maintained gives a sense that you have cared for it. These minor changes can provide a fantastic return on investment with just a weekend or two of work put in.

Just remember, when you're selling you are looking to spend money on items where you can **get maximum output with a minimum investment.**

# Street Appeal

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## First impressions count when selling your home



If your home does not look tidy on the first approach, it might put the buyer off before they've walked through the door.

Top tips include landscaping, painting the fence, weeding the garden beds and driveway if needed. Get the high pressure cleaner out and wash the house and driveway down, you'll be amazed at the difference!

Tending to the gardens, lawn and driveway will add a nice scenic element to the front yard and will always add value to your home.

When preparing to sell your house, one of the most important factors is the street 'wow-factor' of your house. As superficial as it may sound, street appeal is a dominant factor in getting a home sold faster and for a substantially higher price.

With so many potential buyers viewing property on the internet, first impressions are essential. **If your house doesn't stand out the next listing is only a click away.**

# The Kitchen

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## The kitchen is the heart of the home



This means it is a key part of the decision making process for potential buyers. The kitchen is perhaps one of the most important rooms of a house and a lot of equity value can be created by simply investing money on its renovation.

Buyers appreciate new appliances and countertops; they are highly attractive, and they can raise the value of a home by thousands. Floors can also drastically change the look of a kitchen. If the floors are requiring an upgrade, try replacing them with new tile, wood or laminate.

If you ever have any doubts or concerns on how to do this effectively, give us a call and **we will be able to help you get your home in tip-top shape for selling.**

## Declutter and depersonalise



If your house is overflowing with a lot of your possessions, buyers might be unable to see how it could look if they were living there. This is particularly important if your buying demographic is families.

Before you are ready to put your house on the market, take your excess belongings and donate it, or you may just want to pack it up to be stored off-site.

By just clearing the clutter and depersonalising your house, it will make your home look more appealing to buyers and help them see themselves there.

The first step to getting the value that you want from your home is to **have the courage to get rid of what you don't use or need.**

## Increase your home value with bathroom improvements



The scope and style of your bathroom update needs to fit the style and price range of your home. Simplicity is prized today. Improved bathrooms can add tens of thousands of dollars in equity to your home.

This could be as simple as re-grouting around key areas like shower bases, baths and sinks. However, spending a little more on those particularly old bathrooms will make it more appealing to any potential buyer.

Not sure how to get your house ready to sell? **We're here to help**, schedule your free no obligation consultation before you invest money on the wrong improvements.



# Thinking of selling your home?

Selling a home can involve a lot of preparation, cleaning and maintenance but it doesn't have to be hard.

It is my goal to provide you with expert advice, schedule a property appraisal & evaluate the many ways you could enhance the value of your home, as it applies to you.

We always recommend that sellers should consult an expert 6 months out from listing their home, so they can be fully prepared before selling.

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