

TAYLOR HEDLEY



Five Easy Ways.

To Increase Your Home's Value
Before You Sell

5

Proven Ways to Increase the Value of Your Home



1 Paint.

Painting Your Home Is One Of The Most Effective Pre-Sale Home Improvements.

A home with a neutral, complementary colour palette will offer a bright and airy feel, whilst allowing a buyer to walk in and see how they could make the home their own.

It is important to remember the purpose of preparing your home for sale is to create the mindset in the buyer that there's less they need to do to the home.

Whilst refreshing your home with paint, have a look for any wallpaper, light fittings, rough cornices and finishes that might need some attention to present the home at its best.

Making your home look loved and well maintained is the perfect recipe for an emotional buyer who is willing to spend based on their heart, not their mind! A few weekends worth of work could add tens of thousands to your sale price.



When preparing to sell you are looking to spend money where you can get maximum output, with minimum investment!

2 Appeal.

First Impressions Matter in the Marketplace.

Ensuring your home creates a desirable emotion for buyers on the first viewing only further encourages them to continue their thoughts about proceeding with a purchase.

Purchasers look at a home with magnifying glasses, and will weigh up the value they feel based on every little detail. This is why updating your landscaping with fresh mulch and weeding garden beds, having your grass at its greenest and pressure washing external hard surfaces can add value you may not have anticipated.

Look at your home from all angles and see what you might see in the eyes of an eager buyer. With street appeal a dominant factor in getting the home sold faster and for more, the green thumb in you could come to good use!



With potential buyers viewing properties online, first impressions are essential. If your house doesn't stand out, the next listing is only another click away.

3 Kitchen.

The Kitchen is the Heart of the Home.

Investing in a good kitchen and layout is a decision that buyers can fall in love with almost instantly!

Being an area that a lot of equity and value can be created, buyers are extremely educated and know the value in new appliances and benchtops for example.

A kitchen facelift is a great option if your carcasses of your kitchen are in great condition, which may be as simple as new cupboard doors, painting the existing or adding new hardware.

Leaving your kitchen limited with belongings and styling can aid to the appearance of great bench space to prep for young and growing families.



When selecting your kitchen colours or styling the space for an open, aim for a mix of complementary materials and textures to create warmth and character!

4 Declutter.

De-clutter and De-personalise.

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 are families or young couples.

Before you are ready to put your house on the market, sort through your excess belongings and donate anything you wish, or you can pack it up to be stored in the garage or offsite at a storage facility during your sale.

By just clearing the clutter and de-personalising your house, it gives it a blank space for buyers to picture where their belongings will go and personal touches they could easily make to the space.



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

5 Bathrooms.

Increase Your Home Value With Bathroom Improvements.

The scope and style of your bathroom needs to fit the style and price range of your home. Simplicity is valued very highly! Improved bathrooms can add tens of thousands of dollars in equity to your home, however, there are ways you can create a fresh-feel complementary to your home that isn't going to break the bank.

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!

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 our 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.



**SCAN TO ARRANGE A FREE
CONSULTATION FOR YOUR
SALE PREPARATION!**



Pre-Sale to Sale Checklist

- ☐ Organise a free pre-sale consultation to determine what is worth you doing.
- ☐ Work out your list and what you can do yourself and if you will use any trades and organise quotes.
- ☐ Chip away at your painting, gardening and decluttering. Hire a home stylist for a full or partial staging.
- ☐ Once you are close to the end of your list, organise an updated appraisal to re-assess the market and prepare your home for sale.
- ☐ Contact your preferred agent to confirm you wish to list your beloved home and get the paperwork sorted.
- ☐ Organise to meet with your conveyancer or solicitor of choice and have them prepare a contract of sale.
- ☐ Prepare the home for the photography by popping away your personal items, and cleaning the home internally and externally.
- ☐ Prepare the home for the open home, similar to the photo shoot and head for a coffee whilst the open home is occurring.
- ☐ Once you have an accepted offer and the home is now sold, celebrate with a champagne and sold sticker moment with our team.
- ☐ Once you have finished your celebration, start to pack and notify all of your contacts and businesses with your change of address.

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