

# Tips to prepare your home for sale.



## **Outside the house:**

This is what the potential home buyer see first.

Wash down the outdoor walls of the house. If you have flaky painted surfaces or outdated colour schemes, now may be the best time to give it a new facelift by repainting. Trim hedges & trees, sweep pathways, clean out the gutters, remove oil spills & other stains in the garage or on the driveway, hose driveway, replace dying pot plants with new healthy looking plants, coil hoses neatly, organise tools in shed. Repair fences, fix creaky gates & doors, repair broken or cracked steps. Replace lawn if existing ones looks is in bad condition. Plant some annuals for instant colour.

## **Inside the house:**

Spring clean your house - everyone wants to live in a neat, spacious house! Clean out wardrobes, drawers, bookcases, and linen cupboards. Clean major appliances and small appliances, vents, skylights, fly screens and replace mouldy shower curtains. Clean windows. Give the house a thorough airing to remove food, pet & smoke odours (avoid using spray deodorizer to clear smells).

Steam clean carpets, clean bathroom - walls, tiles, grouting, polish brass or silver fixtures, wipe down sinks and bath tubs, clean toilet bowls. Put away unnecessary clutter (children's bath toys, cosmetics, razors, medicines etc). Display clean towels and new soaps. Tidy laundry area.

Remove personal items from living areas, tidy newspapers, magazines, video games, computer area, CDs, DVDs. Put away controversial artworks and personal collections (may offend some people, or as much as you like them, people might have different preferences on personal collectables).

## **Well maintained house means less work for new owners.**

Finding the right home is hard enough, so try and make your home look easy for prospective buyers to move in. Check interior walls and ceilings for cracks, damp, mould, flaky paint, scuff marks and dirt. Fix, clean and apply new paint. New paint colour can dramatically improve the atmosphere of the house (but don't be tempted to experiment with bold colours - you don't want to turn away potential buyers just because they don't agree with your choice of colour! Neutral colour scheme is the safe option). If in doubt seek advise from your paint supplier.

Check for any cracks, broken glass, wood rot, loose tiles, grout and repair where necessary them. Check all plumbing and have any repairs fixed in advance. Replace dull and dated light fixtures.

## **Inspection times.**

Rearrange furniture if needed to allow people to easily walk through each room. Open blinds and let as much natural light into the house. Vases of fresh flowers instantly brighten rooms. Make all beds & tidy wardrobes. Put away plates and utensils from kitchen sink. Empty rubbish bins. Vacuum or sweep as necessary. Remove personal documents (such as bills, invitations) from fridge door & display boards.

## **Get professional advice.**

If you are serious about maximising the return of your home call our friendly real estate consultants for more information about selling your home. We can also provide you with an obligation free up-to-date market appraisal for your property. Call us on 9332 3477.