



# Tips for Quick and Easy Make-over

RESIDENTIAL SALES



*Here's how you can obtain a competitive edge to ensure your home is the one everyone wants to own!*

## PRIOR TO THE DAY:

- Clear away your clutter to create space – less is more!;
- Replace any blown light bulbs, fix dripping taps and repair faulty fittings;
- Remove most of your personal photographs from view. Buyers want to imagine themselves living there;
- Select neutral colours if you decide to repaint or re-carpet. Colour can be brought in with cushions, rugs and artwork;
- Keep benches clear in the kitchen, as clutter suggests a kitchen without enough storage. Only put appropriate items on display such as gourmet oils, fresh fruit and flowers. A spotlessly clean fridge and oven are also a must – you'd be surprised how many buyers look in there!;
- The same rules apply to a bathroom as mentioned for the kitchen. It is most important to ensure this area doesn't smell damp. You could consider repainting it and also ask at the hardware store about a product to paint over outdated tiles;
- Unless the room is tiny, always use a double bed, rather than singles. Singles, surprisingly, make a room look smaller. Put a couple of lamps on bedside tables to cast a warm glow, making sure they're in the right proportion to the size of the room and the furniture;

## ON THE DAY:

- Fill your home with flowers, play some soft music and brew some fresh coffee;
- Put your best sheets, starched and ironed, on the beds. Use light-coloured bedding, plain or with just a soft pattern. Don't use bold prints; they take up space and attract personal opinion;
- Replace towels and mats in the bathroom;
- Ensure exterior paths are clear of leaves and grass, roll up hose and store any garden tools or children's toys.