

# CREATING YOUR SALE READY HOME

Beautiful presentation is the most important part of being noticed when selling your home. After 7 yrs of witnessing homeowners struggle with property presentation I have created a cheat sheet for guidance and inspiration.

## 3 INSIDE ENTRY & HALLWAY

Usually the place for family photos. Is it dark and dated? **Lighten** it up, **create** some **space** and **remove** those references to your life in the house.

## 5 DINING SPACES

Dining spaces are easily forgotten and quickly overcome with washing or school books in busy homes. Do you have an obvious **dining** space? Is your table the **right shape** and **size** for your home? Can you easily move around the table? **Declutter** that space

## 7 MASTER BEDROOM

The space for rest & luxury & also a key room for buyers. **Create** an **inviting space** by removing everyday items, minimising clutter on all surfaces and especially wardrobes. Treat yourself to beautiful fresh **white** bed linen, **fresh** accent cushions & a matching throw

## 9 OUTDOORS

This is rated as the 3rd most important space in your home so its vital to get it right. Make sure the areas are **clean** & free from pet accessories. Uncover & clean the pool, store the pool cleaning equipment, & maybe invest in some new **outdoor furniture**.

## ...AND DON'T FORGET

- Clean the carpets
- Clean the windows
- Air the house frequently
- Be ready for an inspection at any time
- Add indoor plants, they feel fresh
- Make sure your light globes are the same tonings

## 1 SHIFT YOUR MINDSET

Its time to change how you see your home. You're now in the mode of **merchandising** and every aspect of **your home** needs tough scrutiny

## 2 STREET APPEAL

The **external entry** and view from the street is 9 times out of 10 what is used as the **draw card** for your property. How does it look? How's your front door, garden, lawn, fence, porch, roof?

## 4 KITCHEN AREA

Beautiful **kitchens** are key draw cards for buyers. Creating a modern feel with **clean & functional spaces** is important. Replace drawer pulls & cupboard handles, it's simple & cost effective. Put away everything that is day to day & clean everything.

## 6 LOUNGE ROOM

This is one of the trickiest zones to get right. **Finding** the best **focus** in the room is sometimes not the TV but the view outdoors or in winter a fireplace. Does your furniture line the walls? Can a more intimate space be created? Whats on your walls? Do your soft furnishings look **fresh**?

## 8 BATHROOMS

A key area, make sure your **bathroom sparkles**, your shower screen is clean, your everyday items are put away, clean out those cupboards and add some **white** towels

## 10 KIDS BEDROOMS

Remember kids also make up your buyer group so its important to make the lesser bedrooms special. **Clean** and tidy - **declutter** & take out the additional furniture. Keep the theme **simple** & understated and dont forget to **tidy** the cupboards.

***This is your biggest asset, make the most of the opportunity to capitalise on it's sale***

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