



10 Things to do to Get Your House Ready For Sale

1. **Reduce the number of personal items you have on display.** As much as you love the hundreds of pictures of your kids, or that vintage Heineken dartboard that's in the media room, preparing your home for sale means making it as appealing to others as possible. You want them to imagine themselves living there, so declutter your personal belongings. A couple of personal photos are ok, but put the rest into boxes and then into storage.

2. **Declutter.** Go through every room in the house and look to reduce any clutter or additional furniture / items that may not be needed. Prospective new owners will come in and imagine their furniture in place, so making your spaces appear as large and spacious as possible makes this much easier for them to do.

3. **Locate any manuals/instructions for key amenities within the house.** This is particularly relevant if you have chattels such as central heating, heat pumps, underfloor heating in bathrooms, a spa pool, swimming pool or a particular type of oven. New homeowners really appreciate small gestures like this - even knowing the colours / types of paint that have been used can be helpful.

4. **Clean your house from top to bottom.** Before listing your home, clean everything from top to bottom. Wipe skirting boards down, clean any cobwebs, clean the blinds, wash windows and empty and clean kitchen cupboards and drawers. Give the carpet a thorough clean too - you want to present your home in it's best light, so making sure that it's clean is an easy and important way to do this.

5. **Get around to fixing all of those small but annoying problems.** Got a wobbly hand-towel rail in the spare bathroom that you never got round to fixing? Or do you know that there is one part of the guttering above the garage that leaks when there's a downpour? Even though you've learned to live with them, fixing small issues like these help to remove any potential barriers for new owners.

6. **Tidy up outside.** You don't have to spend thousands, but tidying up the outside of your home can make a big difference in its presentation. Pull out the weeds in that garden bed, remove those broken pot plants and trim the edges of the lawn. If your section includes a portion of bare dirt, consider planting ready lawn to cover this as it helps future owners imagine how they would use the space. It also reduces any misconception that the house is unfinished.

Thinking about selling your house?
Before engaging with a real estate agent, there are several things you can do to get your home sale ready!

7. **Consider the front entrance to the house.** Making the entrance of a home as appealing as possible helps to bring buyers in the door. Fix up any issues with the door, clean the glass and consider things like a door mat, a pot plant or a mirror. Adding small touches like this can welcome prospective new owners into your home on the right foot.

8. **Consider home staging.** Sometimes rooms and spaces need that something extra. Whether it's a large piece of modern art, or an extra hallway table, engaging a professional home staging company can really set your property apart from the rest. It stops you from having to invest in large items that you might not need at your new place, and can inject a breath of fresh air into your existing home, for little investment.

9. **Clean your chimney.** This is especially relevant down here in Otago, where most homes have a fire of some sort. Ideally get this professionally cleaned - chimneys that haven't been maintained can become safety hazards in the future, so give prospective buyers peace of mind in knowing that yours has been taken care of before the sale of your home.

10. **Reduce any uninviting evidence of pets.** New Zealander's love their pets, but not everyone shares the same views about keeping pets inside. Remove any unsightly evidence, such as litter trays or large dog crates and make sure that your home smells fresh and clean.



Mitch Campbell

T 03 443 8912

M 027 24 24 280

E mitch.campbell@raywhite.com

W rwwanaka.co.nz