

Renovate and Add Value

Excited about buying your new home? Don't forget the old place just yet – there's a few quick and easy ways that may maximise your sale price.

Before you pack up and move, consider a few simple renovation tips that may help maximise buyer appeal for the home you're leaving. Even a few small changes may allow you to up the asking price on your current property.

Clean, clean, clean. Nothing turns buyers away quicker than a musty home. Bring new life to your abode by cleaning windows and light fittings; also clear away cobwebs. To make the job a bit easier, why not throw a spring cleaning party? Also think about getting your carpets professionally steam-cleaned – it's inexpensive but may make a world of difference.

Repainting. Perhaps the simplest renovation technique, a new coat of paint, may give you the best return for your money when trying to increase the price tag on your home. Avoid being too adventurous, however. You should be aiming to please a broad audience; colours should generally be neutral and elegant. If you spend approximately \$60 you should have enough paint to cover 32 square metres of wall, double-coated.

Revamp the garden. Your garden is *the* place to make a great first impression. A well manicured garden often adds instant street appeal to any property and may even make buyers feel like they've won a whole extra room. Native plant varieties are often popular as they are easy to care for and can cost as little as \$8 each.

Create a tranquil bedroom. The key to achieving a calm feel to your bedroom may be to simplify and declutter. Try removing all the knick-knacks and organise the contents of your wardrobe. As the centerpiece of the room, consider adding a new top sheet for your bed to subtly add style. Consider splurging on a luxury bed cover and the result may be that the whole room will feel like it's been professionally styled.

Your kitchen. Kitchens often make or break a sale, and a brand new one may attract buyers to your home. If you don't have the cash, or time, to completely redo the kitchen, consider small improvements such as changing cupboard handles and bench tops as these details often catch the eye of a potential buyer.

For further information, please don't hesitate to call AlphaLoan today so we can match your needs against 100's of home loans from our panel of lenders, including all the major banks and many more!

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