

Renovating your home to sell

Whether you're renovating for an immediate sale, or adding value for the future, there are some home improvements that add more value than others.

1. The kitchen

The heart of the home and a natural congregation point, the kitchen area can be prone to serious wear and tear.

The first thing on many home buyers' 'wish-list' is a modern, well appointed kitchen, with plenty of cupboard space, hard wearing benchtops and updated whiteware.

You don't need to go over the top or invest in high-end appliances.

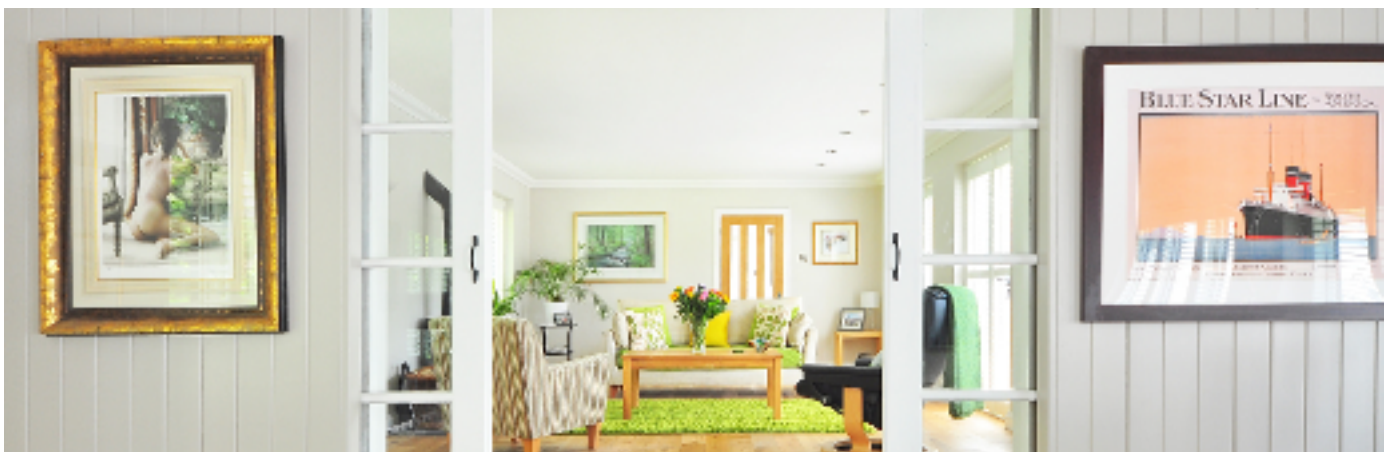
2. The bathroom

Signs of moisture, mould or mildew, dim lighting, chipped tiles and worn fittings date your bathroom and can be a major turn-off for buyers.

Updating and maintaining your bathroom will add value and protect your home from water damage and other expensive wear and tear issues.

Families often look for a home with more than one bathroom. If you're hoping to

broaden the pool of buyers to your home, consider installing a second bathroom or ensuite.



3. Fresh décor (paints and finishes)

Carefully chosen décor and fittings are an inexpensive way to jazz up your home for sale.

Painting is one of the easiest things you can do yourself. Stick to neutral colours - this is not the time to unleash your inner artist.

A fresh coat of paint does wonders for brightening a room and removing obvious signs of wear and tear

4. Indoor-outdoor flow

The dream of a quarter acre section isn't always possible these days, but Kiwis still value their outdoor living.

Natural lighting, alfresco dining and a lawn for the kids or family pet are always going to be high on the wishlist for prospective buyers.

Think about how your living space connects to your outdoor area. Can you add French or bifold doors to open up the space, create easy access and let more light in?

5. Landscaping and decking

Upgrading your deck and other basic landscaping are projects you can potentially tackle yourself.

Focus on improving the overall visual appeal of your outdoor space. Your garden is often the first thing buyers see, so first impressions do count.

Unless you're planning on staying in your home for a while, don't waste time and money installing expensive or obscure features. Items like fountains, pizza ovens or spa pools don't appeal to everyone and can reduce your home's appeal to potential buyers.



What should you steer clear of?

Structural changes

Costly, time consuming and stressful. Most often it's the cosmetic changes that have the biggest impact on price.

Expensive furnishings and appliances

Unless you're selling a high end property, it's not necessary to invest in top of the line appliances and designer furnishings. They are unlikely to add more value than their standard counterparts.

One-off designs and interesting features

While colour and interesting design choices may appeal to your personal taste, they can limit your pool of buyers. Add interest through soft furnishings, which will move with you and that the buyer won't have to live with.

Pools

Expensive and time consuming to maintain, pools are a turn-off for many buyers. Spend your money investing in an area of the home that will appeal to a greater range of people, like the kitchen.

