

Shopping Checklist

- Door Mat
- Light Globes
- Paint & Brushes/Rollers
- Cleaning Products
- Moving Boxes
- Packing Tape
- Bubble Wrap for delicate items
- Air Deodorisers
- Nails & Screws for minor repairs
- Gardening Gloves
- Mirrors
- Mulch
- Weed Kill
- Pot Plants



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MORRIS GLEN TIPS

Presenting Your Home For Sale



*A squeaky clean and well presented home
will always make an impact on buyers!*



Interior

- Ensure your house is clean & tidy, wash all windows and internal glass including mirrors & shower screens
- Make sure all doors work well (handles turn and lock smoothly and doors don't jam)
- Open curtains to allow as much light in as possible. A bright home is a happy home
- Remove clutter and excess furniture, this will make a room appear larger. Why not start packing those moving boxes now!
- Wipe clean any marks on walls or repaint chipped paint and dull areas, neutral colours sell
- Remove pet hair and smells from the home, perhaps encourage animals to live outdoors as much as possible during the marketing campaign
- Smokers are recommended to smoke outside during the marketing campaign. Non Smokers often find smoke smells offensive and this may affect your price
- Carpets should be professionally cleaned and deodorised or replaced
- Replace broken light fittings and globes. Cleaning light fittings can really brighten up a room
- Clean & organise cupboards, yes buyers sometimes ask to open cupboards
- Remove personal photos, you may not want the buyers to know who you are and this can distract the buyers in your home
- Create the illusion of space with a large mirror in a tight hallway or small room

Important Rooms

Kitchens

Remove magnets and notes from the fridge, clear work benches, clean the oven, stove and rangehood.

Bathrooms

Check for mould including the ceiling, check lighting and ventilation. A small renovation here could add thousands. Old shower screens, spotted mirrors and dated tiles may need replacing. Use fresh towels for added appeal.

Exterior

First impressions could be critical! Gardens and landscaping complement a homes appearance.

- Replace all cracked or broken pavers
- Make sure all gates work well (handles turn and lock smoothly, and doors don't jam)
- Replace or repair broken fences or missing palings
- Remove leaves and sticks from gutters
- Mow the lawns and mulch where necessary
- Prune overgrown trees and shrubs & remove weeds
- Sheds and garages may need a tidy up/organisation and helps create the illusion of space
- The use of pot plants can brighten up a dull patio or garden. This is an in-expensive improvement plus you can take them away with you when the property sells
- Sweep pathways and patios
- Clear cobwebs around the home
- Take the washing off the line during inspection times
- Ensure your letterbox is in good condition and street number is visible

Key Factors

Renovations BIG or SMALL, unless you plan to stay, don't spend big \$\$\$ on renovations. Your home buyer can do this & plan it the way that suits them.

WHAT NOT TO DO - Expensive modifications, swimming pools, spas, house extensions, extensive landscaping that will not add value.

Always have your home presented well at all times. Potential buyers will often drive past before or after an inspection to get a feel for the area and at different times of the day. Maybe their first 'drive by', prevented them from having that first inspection with the agent. Think of it this way, if you were buying a house, what would you look for? Imagine seeing your home through the eyes of a prospective buyer. Remember, your home reflects who you are!



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