



# MGP

PROPERTY

Helping you  
*look good...*

a guide to preparing  
your home for sale

# Think like a *buyer...*

Buying a home is an emotional decision, so put yourself in the buyers shoes and create a space that allows them to imagine the house as their future home.

De-cluttering and removing personal items are the first steps towards eliminating distraction and allowing the buyer to form an emotional connection.

## In general

Walk through each room and look at it through the buyers eyes:

- **Repair**  
Dripping taps, broken lights, door handles, cabinets, shower doors, broken locks etc.
- **De-personalise**  
Remove family photos, personal items and paperwork from the fridge.
- **Create space**  
De-clutter and rearrange furniture to maximise space. Relocate excess and oversized furniture off-site if possible. Less is more when it comes to what you leave on your shelves and tabletops.
- **Clean**  
Professional steam-cleaning or replacing carpets all-together are worth-while investments. Clean all appliances, shower screens, mirrors and windows.
- **Paint**  
A fresh coat of neutral paint will make your home look brand new. Don't forget skirtings, doors and frames.
- **Lamps**  
Well-placed lamps will improve appeal
- **Indoor Plants**  
Adding greenery will bring life to your home.
- **Decor**  
Take another look around for opportunities to introduce some on-trend decorative items, candles, books.



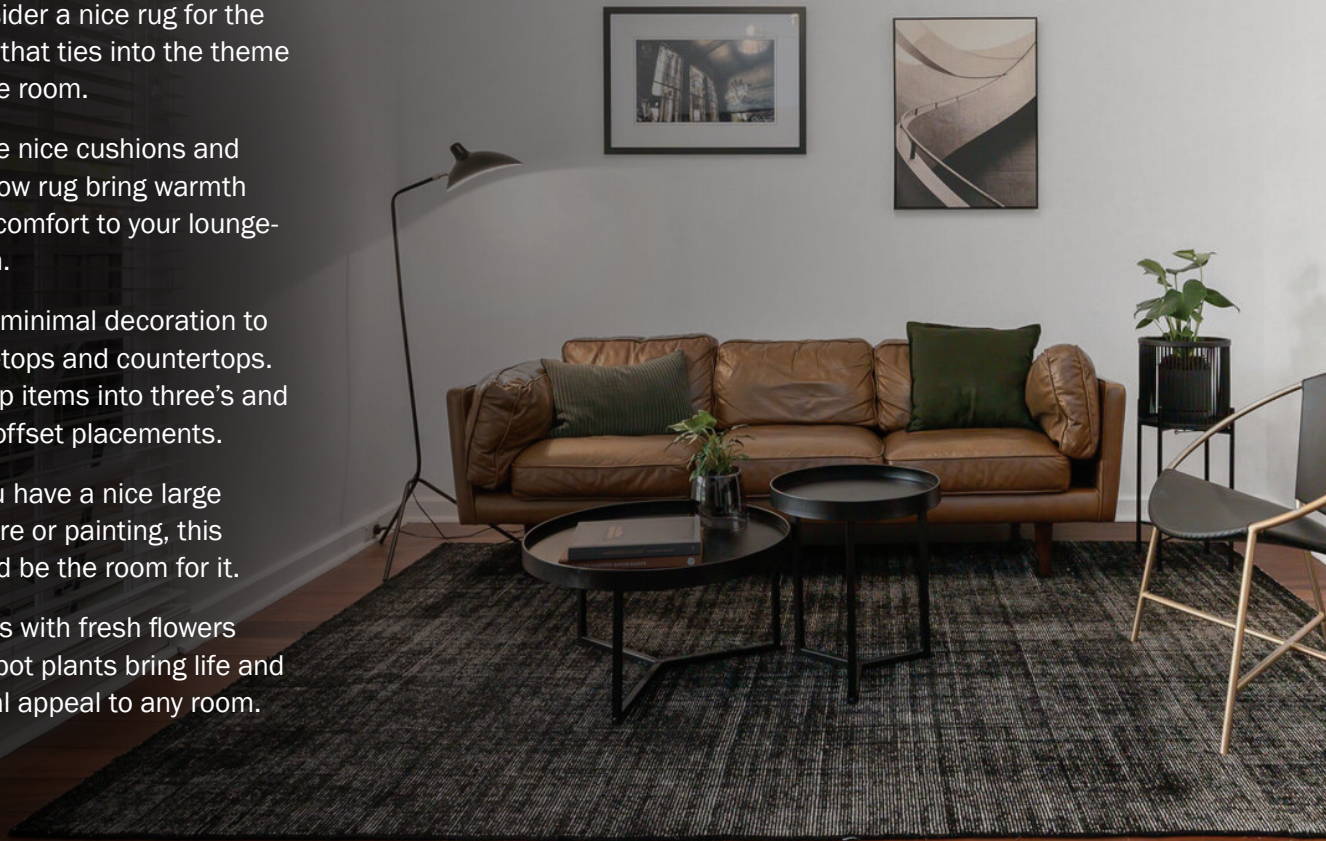
## Street appeal

Potential buyers are likely to drive past your property before the first home open so make sure the first impression counts.

- Identify and rectify any obvious areas needing repair.
- High-pressure clean the roof, driveway, alfresco and any pathways.
- Clean out the gutters and down pipes.
- Repair any cracks or sunken pavers.
- Bring your entry to life with some well-placed pot plants.
- Check your mailbox, doorbell, house number and front door hardware. A quick upgrade can make a big difference.
- Mow, water and fertilise the grass well ahead of any viewings, keep on top of the weeding.
- Update the welcome mat.
- Clean the windows.

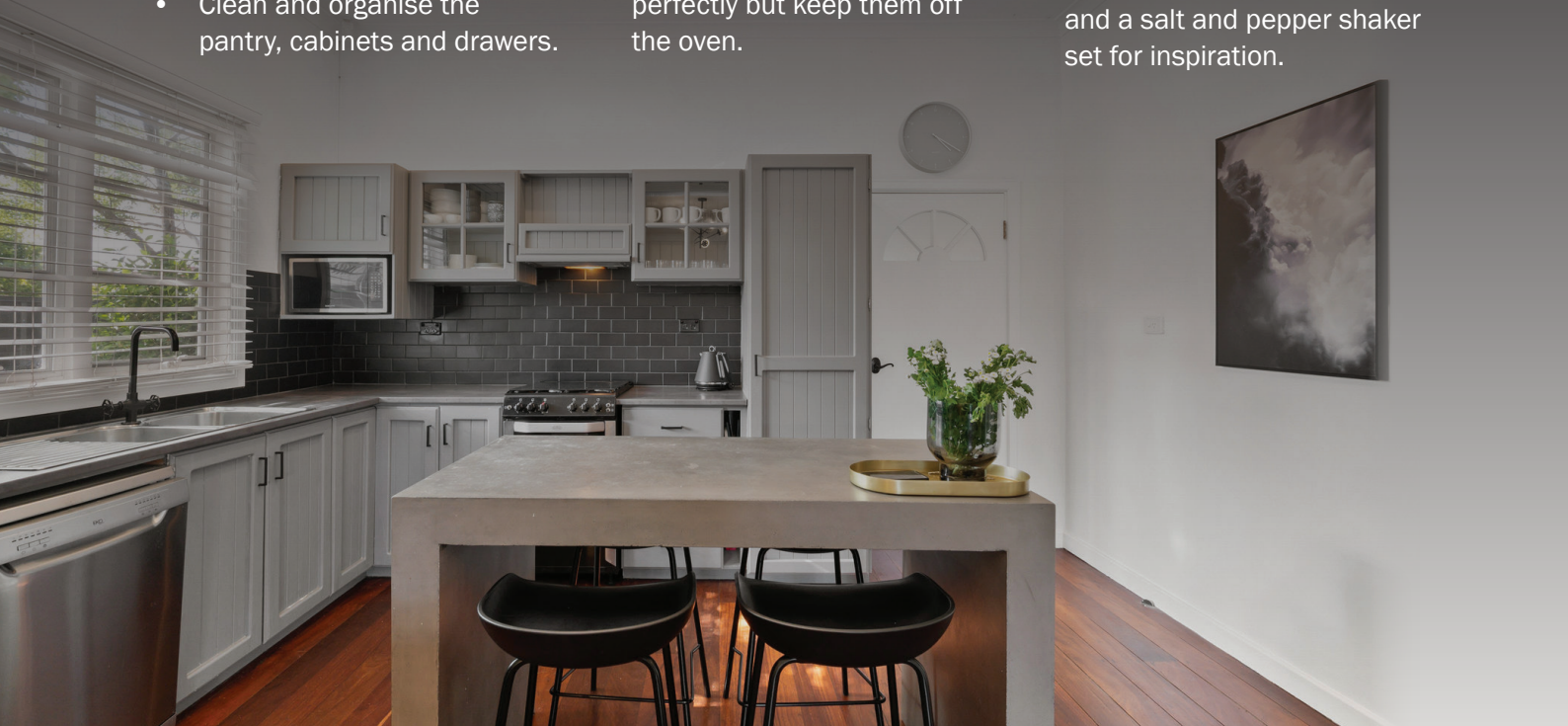
# Living areas

- Consider a nice rug for the floor that ties into the theme of the room.
- Some nice cushions and a throw rug bring warmth and comfort to your lounge-room.
- Only minimal decoration to tabletops and countertops. Group items into three's and use offset placements.
- If you have a nice large picture or painting, this would be the room for it.
- Vases with fresh flowers and pot plants bring life and visual appeal to any room.



# Kitchen

- Ensure there are no dishes in sight.
- Clean and organise the pantry, cabinets and drawers.
- Remove fridge magnets.
- Place new tea-towels folded perfectly but keep them off the oven.
- A few display items are all that is needed in the kitchen. Try a small plant, a cookbook and a salt and pepper shaker set for inspiration.



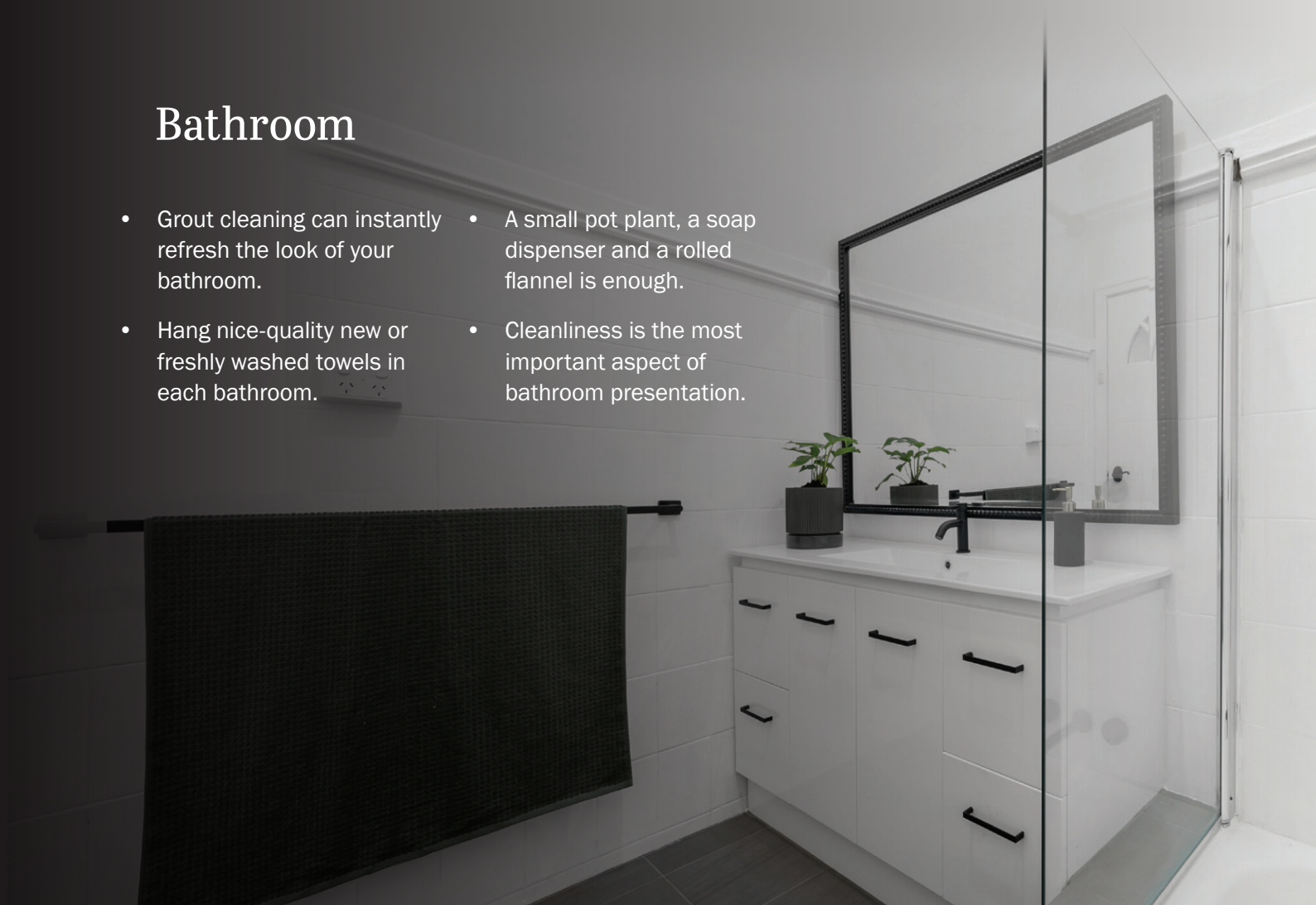
## Dining

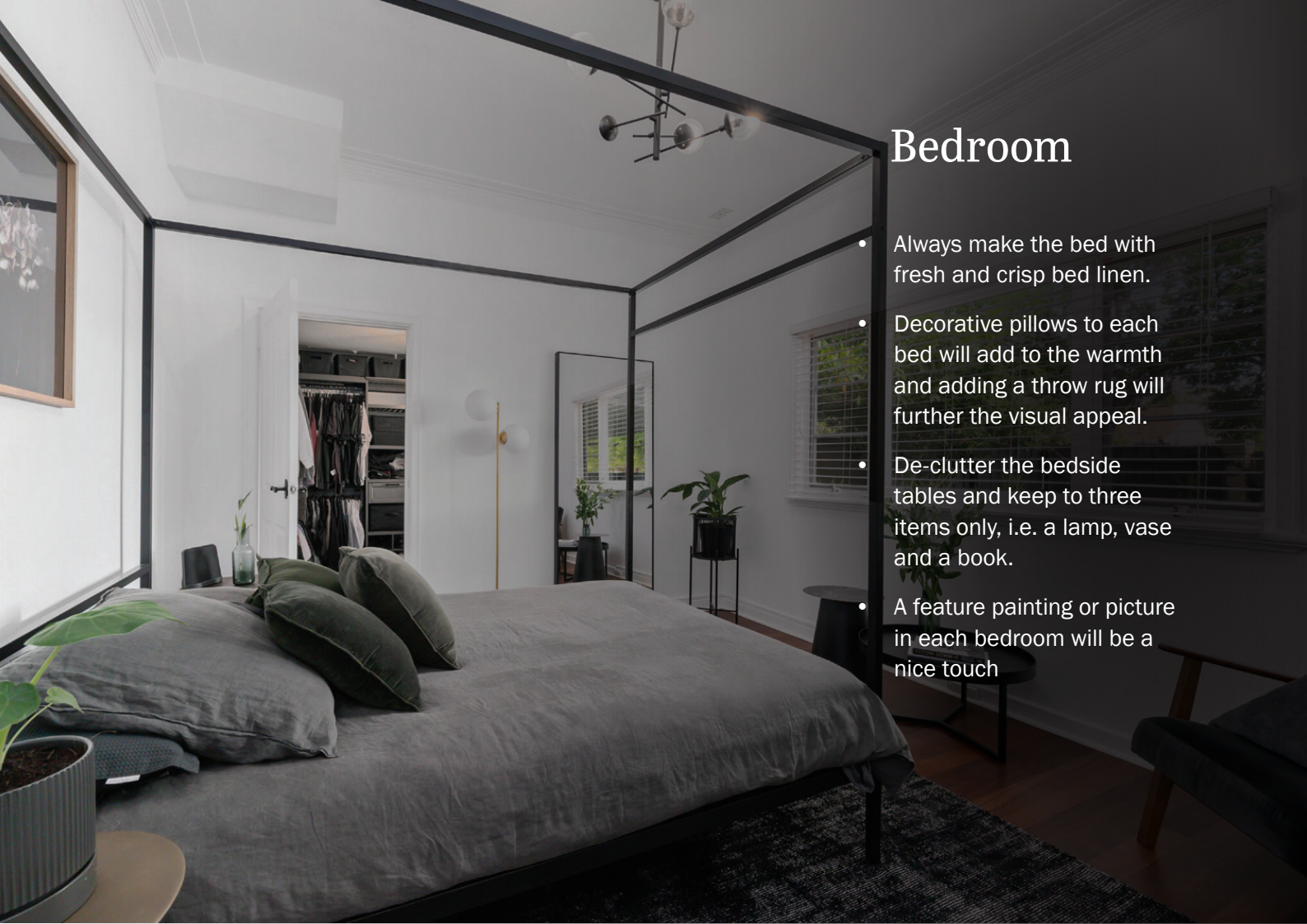
- A well-planned dining setting can help set the scene for the dinner party host.



## Bathroom

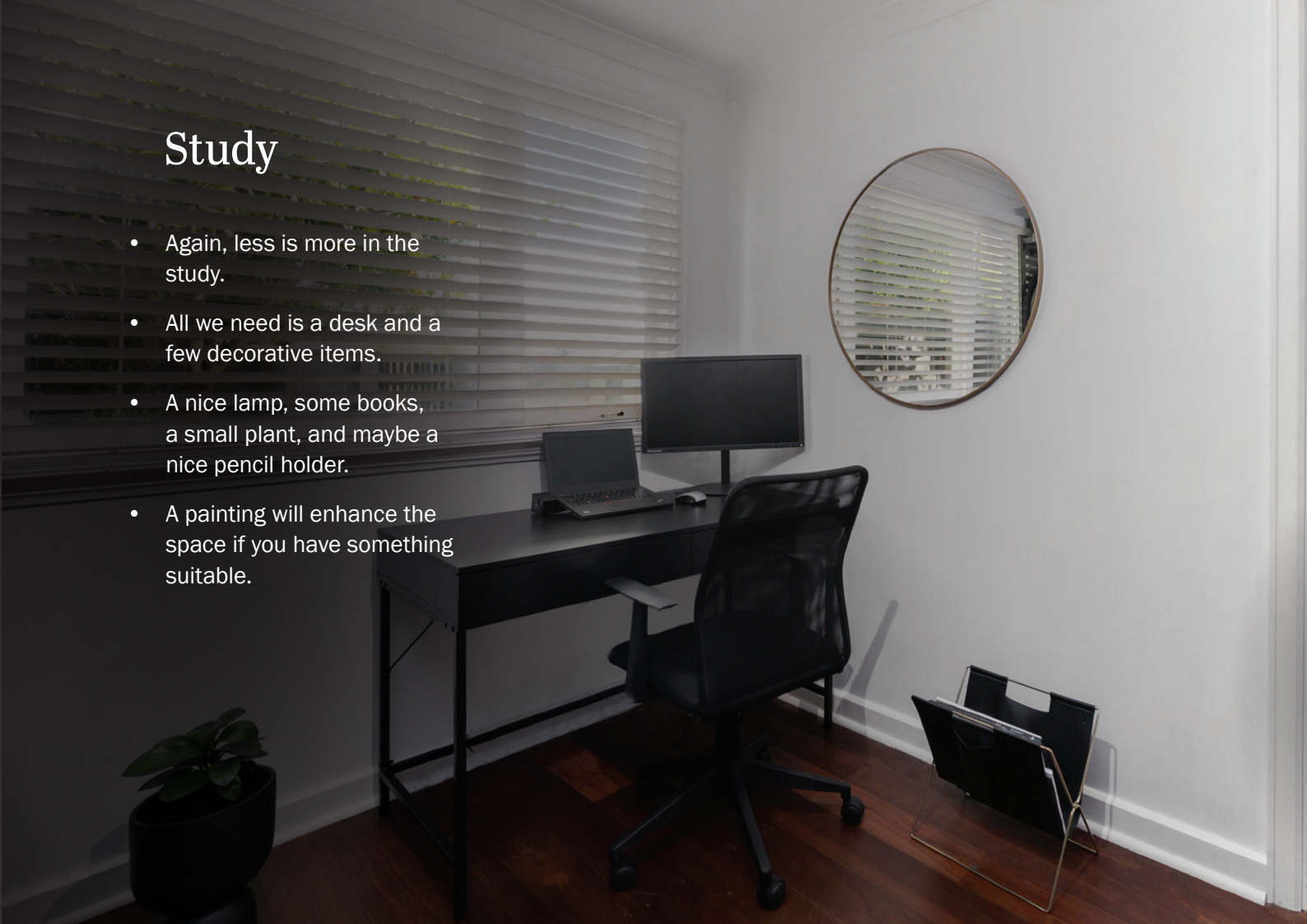
- Grout cleaning can instantly refresh the look of your bathroom.
- Hang nice-quality new or freshly washed towels in each bathroom.
- A small pot plant, a soap dispenser and a rolled flannel is enough.
- Cleanliness is the most important aspect of bathroom presentation.





## Bedroom

- Always make the bed with fresh and crisp bed linen.
- Decorative pillows to each bed will add to the warmth and adding a throw rug will further the visual appeal.
- De-clutter the bedside tables and keep to three items only, i.e. a lamp, vase and a book.
- A feature painting or picture in each bedroom will be a nice touch



## Study

- Again, less is more in the study.
- All we need is a desk and a few decorative items.
- A nice lamp, some books, a small plant, and maybe a nice pencil holder.
- A painting will enhance the space if you have something suitable.

# Outdoor areas

- Plant seasonal flowers to give the garden life and colour.
- Keep lawns mown and garden beds weed-free and tidy.
- Prune back any overhanging branches, especially those close to windows, to enhance natural light inside the home.
- Dress up outdoor areas with furniture or pot plants. Outdoor furniture can help buyers imagine the lifestyle that goes with a house.
- If you have a pool, keep it clean so it looks inviting. Store away any pool accessories and equipment.

## Your home is unique

We want to help you show off your homes' unique qualities, so feel free to call us for advice specific to your homes presentation.

If you require professional help we are happy to put you in touch with one of our trusted tradespeople.

Clever investment in home improvement can add to the appeal, broaden the buyer pool and inevitably elevate the saleability of your home.

# Preparing your home for sale *checklist*

## In general

- Repair dripping taps, broken lights, door handles, cabinets, shower doors, broken locks etc.
- Remove family photos, personal items and paperwork from the fridge.
- De-clutter and rearrange furniture to maximise space. Relocate excess and oversized furniture off-site if possible.
- Professional steam-clean or replace carpets.
- Clean all appliances, shower screens, mirrors and windows.
- A fresh coat of neutral paint on walls skirtings, doors and frames.
- Add some lamps to darker rooms/corners.
- Introduce some indoor plants.
- Take another look around for opportunities to introduce some on-trend decorative items, candles, books.

## Street appeal

- Identify and rectify any obvious areas needing repair.
- High-pressure clean the roof, driveway, alfresco and any pathways.
- Clean out the gutters and down pipes.
- Repair any cracks or sunken pavers.
- Add some well-placed pot plants to the entry.
- Check your mailbox, doorbell, house number and front door hardware for opportunity to upgrade.
- Mow, water and fertilise the grass well ahead of any viewings, keep on top of the weeding.
- Update the welcome mat.
- Clean the windows.

## Living areas

- Consider a rug that ties into the theme of the room.
- Add cushions and a throw rug.
- Only minimal decoration to tabletops and countertops. Group items into three's and use offset placements.
- Introduce a nice large picture or painting.
- Vases with fresh flowers and pot plants bring life and visual appeal to any room.

## Kitchen

- Ensure there are no dishes in sight.
- Clean and organise the pantry, cabinets and drawers.
- Remove fridge magnets.
- Place new tea-towels folded perfectly but keep them off the oven.
- A few display items like a small plant, a cookbook and a salt and pepper shaker set.

## Dining

- Set the scene with a well-planned dining setting.

## Bathroom

- Clean grout.
- Hang nice-quality new or freshly washed towels.
- Decorate with a small pot plant, a soap dispenser and a rolled flannel.
- Clean every surface.

## Bedroom

- Make the bed with fresh and crisp bed linen.
- Add decorative pillows and a throw rug.
- De-clutter the bedside tables and keep to three items only, i.e. a lamp, vase and a book.
- A feature painting or picture in each bedroom will be a nice touch.

## Study

- All we need is a desk and a few decorative items like a nice lamp, some books, a small plant, and maybe a nice pencil holder.
- A painting will enhance the space if you have something suitable.

## Outdoor areas

- Plant seasonal flowers to give the garden life and colour.
- Keep lawns mown and garden beds weed-free and tidy.
- Prune back any overhanging branches, especially those close to windows, to enhance natural light inside the home.
- Dress up outdoor areas with furniture or pot plants.
- If you have a pool, keep it clean so it looks inviting. Store away any pool accessories and equipment.



# MGP

PROPERTY

Expect *more...*

**JAMES PRIESTLY**  
**0447 120 125**  
**[james@mgpproperty.com.au](mailto:james@mgpproperty.com.au)**

775B Canning Hwy, Applecross WA 6153  
[mgpproperty.com.au](http://mgpproperty.com.au)