

# MGP

PROPERTY

How to make  
money from  
*home*  
*improvements...*





While it's one thing to just willingly spend on home improvements, the real value is knowing where it should be spent or where it could be wasted. This requires a deep understanding of market trends and buyer preferences, and experience.

Where we set ourselves apart from other agents, is knowing precisely which property upgrades will deliver a strong return, and how to implement these upgrades in a cost-effective manner - it is easy to get this wrong.

With an extensive background in construction, property development, and project management, along with strong ties with trades and suppliers, the MGP team is uniquely positioned to help you increase the value of your home.

*Take a look at some of our recent success stories...*





# Recent case studies:

## Helm Street, Mount Pleasant

**ESTIMATED PRICE  
PRIOR TO IMPROVEMENTS:**

**\$880,000**

EQUAL TO ESTIMATES FROM COMPETING AGENTS

### **INVESTMENT = \$18,000**

- Replaced kitchen cupboard and draw fronts
- Full painting internally including doors and frames
- Replaced door handles
- Replaced lights
- Painted some external timbers.
- General maintenance items
- Staging

**SOLD:**

**\$950,000**

IN THE 2ND WEEK

**ROI ~ \$52,000**

## Coleman Crescent, Melville

**ESTIMATED PRICE  
PRIOR TO IMPROVEMENTS:**

**low - \$900,000's**

### **INVESTMENT = \$25,000**

- Replaced overhead kitchen cupboards fronts
- Full painting internally including doors and frames
- Paint to rear alfresco ceiling
- Replaced door handles
- Changed some tiling to laundry
- Tile cleaning
- Replaced some lights internally and externally
- Stone bench to kitchen and new splashback tiles
- Replaced cupboard door handles in kitchen
- General maintenance items
- Staging

**SOLD:**

**\$1,000,000**

IN 1 WEEK

**ROI ~ UP TO \$75,000**



# Recent case studies:

## Reynolds Road, Mount Pleasant

**ESTIMATED PRICE  
PRIOR TO IMPROVEMENTS:**

**\$1,350,000**

**INVESTMENT = \$25,000**

- Full painting internally including doors and frames
- Floor cleaning
- Tile and grout cleaning
- Deep clean
- New lighting
- General maintenance items
- Staging

**SOLD:**

**\$1,460,000**

IN 1 WEEK

**ROI ~ \$85,000**

## Latham Street, Alfred Cove

**ESTIMATED PRICE  
PRIOR TO IMPROVEMENTS:**

**\$1,200,000**

**INVESTMENT = \$15,000**

- New carpets throughout
- Stone benchtops installed
- Full painting internally including doors and frames
- New lighting
- General maintenance items
- Staging

**SOLD:**

**\$1,245,000**

IN 1 WEEK

**ROI ~ \$30,000**



# Recent case studies:

## Kitchener Road, Alfred Cove

**ESTIMATED PRICE  
PRIOR TO IMPROVEMENTS:**

**\$1,375,000**

**INVESTMENT = \$20,000**

- Painting
- New flooring to 2nd storey
- Fully renovated ensuite
- New lighting
- Minor maintenance items
- General gardening and cleaning

**SOLD**

**\$1,440,000**

IN 1 WEEK

**ROI ~ \$45,000**

## Reynolds Road, Mount Pleasant

**ESTIMATED PRICE  
PRIOR TO IMPROVEMENTS:**

**mid - \$900,000's**

**INVESTMENT = \$12,000**

- Finished flooring to rear games room
- New ceiling and lighting to games room
- Full painting internally including doors and frames
- General maintenance items
- Staging

**SOLD**

**\$1,010,000**

IN THE 2ND WEEK

**ROI ~ \$48,000**



## Testimonials:

I want to take the time to mention how happy I am with result of my sale and the hard work that my agent, James, put in. The detailed planning and the quality of marketing along with his knowledge and negotiating skills were the best I have ever experienced. Not only was he able to secure an exceptional result with the sale, he also sourced my next home, negotiating a great deal for me while managing to get both properties to settle on the same day. The results surely do speak for themselves!

**- SELLER, MELVILLE**

From our first meeting James displayed top real estate knowledge and offered us great advice on how to place our home on the market. Along with that advice came so much effort and help from his contacts in the building and maintenance areas. James's energetic manner ensured we achieved better than expected result and in quicker time. All staff were very efficient.

I've been in the market for over 30 years and this is by far the best experience.

Highly recommend MGP Property. Over and above!

**- SELLER, ALFRED COVE**

I have sold several properties over the years and James from MGP stands head and shoulders above every other experience. James regularly went above and beyond during the sales process, nothing was too much trouble. If you're selling give James a go, I can't recommend his services highly enough!

**- SELLER, MOUNT PLEASANT**



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**If you would like us to help you achieve  
the best result for the sale of your home  
through expert preparation, process  
and precision, call James today to  
discuss on 0447 120 125  
or email  
[james@mgpproperty.com.au](mailto:james@mgpproperty.com.au)**

**James Priestly**  
MANAGING DIRECTOR

