

# Presenting your house for sale Checklist



## 1. Decide on a budget

Realistically assess your property early on and decide where your money will be best spent to prepare your house for sale. Professionals Priority can guide you how to get the most value for money so you can minimise your spend and maximise your sale price.

## 2. Focus on the bigger jobs first

New flooring? Fresh (neutral coloured) paint? Kitchen/bathroom renovation?

Keep in mind that if full renos are not in your budget, small fixes like replacing cabinet doors/handles, tapware, or a new splashback can really give these areas a lift without it being too expensive.

## 3. Declutter and depersonalise

- Rent a storage unit. Clear out all the extra stuff from the house. If it doesn't serve a direct purpose, or look great – get it out!
- Remove everything from the kitchen benchtops. Decorate with a bowl of fruit or stylish canisters.
- Remove extra beauty products from the bathroom. Decorate with some new plush towels or luxe bath oils.
- Only keep about half of your (most stylish) clothes in your wardrobe. People will want to checkout the storage space, but see that there's plenty of room to store all their own items.
- Remove most of your family photos, so that people can imagine their own on display.-
- Consider using staging furniture. It can make a big impact on buyers.

## 4. Clean, clean, clean

We're talking big bond-style cleaning. And maintain it between open houses/viewings.

## 5. Exercise your green thumb

Mow and edge the lawns, pull weeds, trim hedges, mulch the garden beds, sweep/blow leaf debris.

## 6. Bring some nature inside

Plants, flowers, cuttings of flowering shrubs from own garden. Freshen these up weekly.

## 7. Get the lighting right

Make sure all lights are in good working order. Natural light is best, so keep all curtains/blinds open. In darker spaces, add some floor lamps with higher wattage bulbs.

## 8. Invest in professional photos

It doesn't matter how amazing your home is, if the photos online aren't great, no one will want to come and see it.

## 9. Setting the mood

Create the right vibe for viewings with some soft music. Inviting scents like vanilla (or freshly baked cookies) will give the house a warm homely feel.

## 10. Opening your home for viewing

Don't let any potential buyers view your house until it is completely ready for sale. First impressions count.