



Hi there,

As requested, please find your special report below.

If we can do anything to assist you further, please let us know - we're always glad to help!



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TEAM
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Are you getting ready to sell your home? You might want to consider these five home improvements that could boost the price tag when you list.

PAINTING

This is the improvement that has the highest rate of return for your investment, so it's not surprising that over one-third of sellers repaint before listing. Buyers love the idea of working with a blank canvas. Don't be afraid to get recommendations from experts - they'll take your lighting, flooring and fittings into consideration to find you the perfect colour.

LANDSCAPING

First impressions last! Your garden is the first thing potential buyers will see, so make sure it's inviting. Plant a couple of new shrubs and add colourful perennials for an immediate facelift. Refresh the lawn, trim the edges to better define spaces and cut back overgrown plants.

FLOORING

Fresh and well-cared-for floors make a positive impact on your home's market potential. Be sure that your flooring options are sensible, clean and as uniform as possible throughout the house. These efforts can

make a big difference in selling your home. Flooring trends and buyer demand can vary - chat with me about the flooring improvements that will best affect your return.

BATHROOMS

An old bathroom can instantly date your house. A few worthwhile updates include new countertops, frameless showers and upgrading your taps. If you're replacing cabinets, go for neutral colours and a minimalistic feel for maximum effect.

LIGHTING FIXTURES

Dark, gloomy rooms turn off buyers almost immediately. Updating your light fixtures is a simple task where a small investment makes a big improvement. Get the right mix of ambient (all-purpose) lighting, accent lighting to emphasise artwork and architectural features and task lighting (pendants, under-cabinet strip lights and more) to really bring out the best features in your home.

Do you have a real estate related question or need a recommendation?

I'm always here to help.