

First Impressions Count

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When selling a house clients often ask me what I can I do to get the highest possible price. My advice is simple, present the home to it's best potential. As I often stay it's all about first impressions. So what are some hints and tips to present it at its best. Here are a few:

- *Make sure that trees and shrubs are pruned. Nice neat gardens, mulched and with lawns that have been cut and edged.
- *Remove any clutter from the property. Create a sense of space and room.
- *Have gutters clean and tidy and free of rust. Maybe a paint touchup if required.
- *Open blinds, plenty of lighting and move any excess furniture. Clean the carpets or tiles.
- *Clean the wet areas such as bathroom and kitchen and fix any cracks in tiles.
- *Conduct a general clean and remove any cobwebs, dust any skirting boards, store appliances away.
- *And finally don't leave things lying around. Store them away in cupboards.

While it's not rocket science to do these tasks and we are all very time consious, it is important that when placing your property on the market that you give yourself the best opportunity to get the highest price. While it's easy to blame the market or the agent a simple look at sprucing the home could achieve you the sale you want. For further tips and hints call into the office or visit www.merrifield.com.au