



Your Property News

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Professionals

mudgee

Improving your Home's street Appeal



The outside of your home is frequently neglected in favour of interior renovations, but come sale time it's these first impressions that count. Home services like landscaping and rendering can go a long way in improving your home's street appeal—and saleability.

They say a picture is worth a thousand words and in the world of property this statement couldn't be more true. With so many people searching for their next home, you need to make sure your property stands out from the rest and literally oozes street appeal. If you dress your house to impress, prospective

buyers are more likely to make it through the door for a thorough inspection.

A refreshed look doesn't have to come with a high price tag. Before you spend up big there are a couple of simple and affordable steps you can take to spruce up your home's façade. A fresh lick of paint can do wonders for your home's exterior, while a quick mow and some weeding will neaten up your garden.

Landscaping love

If your garden is in a complete state of disarray, you should consider calling in a landscaper for a complete overhaul.

Perfectly planned out and manicured gardens, complete with gorgeous sandstone retaining walls and lavish water features, can vastly improve the value of your home.

On quotes website serviceseeking.com.au, landscaping services cost an average of \$54* per hour, with the average completed job totalling \$5,174.

Plant selection is crucial to creating the right look and feel. Vibrantly coloured plants are extremely attractive to potential buyers. Where possible opt for evergreens over seasonal plants so that your garden looks great all year long.

If you have the space, consider enhancing the entrance with a paved area or driveway. The entry sets the tone for the rest of your home so it should be made to look nice and welcoming with some lovely potted plants. For a warm, inviting feel choose natural stone pavers like slate, bluestone, travertine and sandstone. The average outdoor paving job on serviceseeking.com.au costs an average of \$3,089.

Revamp by render

Cement rendering is a popular and relatively easy way of instantly updating your home. The cost of rendering is far outweighed by the expected increase in your home's market value—as well as its "street cred". You can hide ugly '70s red brick from only \$25 per sqm², or an average of \$3,855 per job.

Don't let the small superficial things lose you the sale. If your gate is falling off its hinges, fix it. If there are a couple of tiles missing from your roof, replace them. At the end of the day, "the white picket fence appeal" really does pay.

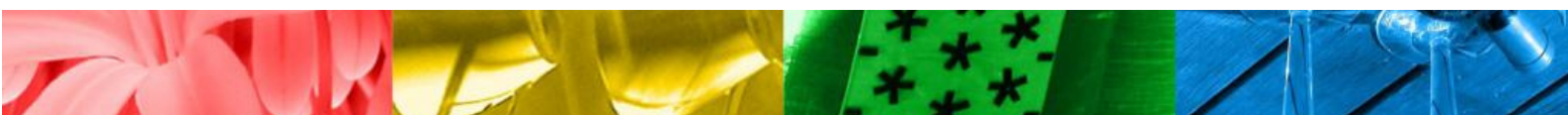
The final step of the overhaul is making sure your immaculate façade is captured on film. There's no point investing all your time and energy into creating a home with a perfect façade only to have it sabotaged by a collection of blurry, poorly-lit photos.

For the best shot at the speedy, lucrative sale of your home, it's definitely worth spending the money and engaging the services of a professional photographer. An image that captures all your home's best angles will help draw interested buyers to the inspection.

With a new, refreshed look that's incredibly easy on the eye, your neighbours—and your hip-pocket—will definitely appreciate the makeover.

Maximise your sale—Top 10

1. Street Appeal
2. De-Clutter
3. Repair, Replace, Renew & Update
4. Minimalise—Move out excess furniture
5. Modernise—Particularly your kitchen and bathroom
6. Clean, clean & clean again
7. Depersonalise—any personal taste can get in the way of a successful sale
8. Neutralise your colours
9. Budget shop for products & staging accessories
10. Set the stage for the open house show—how to arrange each room



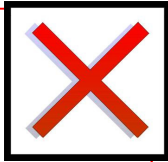
The Price isn't Right

Putting a dollar value on your house can be a difficult prospect—particularly when your home contains so many happy memories.

Sellers can also fall into the trap of expecting what the price 'should' be—that is, providing a significant return on original purchase price.

While property prices in Australia and New Zealand have remained relatively stable in recent times compared to markets overseas, you need to keep a realistic eye on what the market is prepared to offer.

The market is aggressively competitive and pricing your home appropriately will result in a quick and satisfactory sale. If you choose to hold out on more, it is worth spending a bit of time calculating the increase costs associated with this—such as advertising, agent fees, cost of your mortgage and inconvenience of cleaning up every Saturday morning for inspection.



HOT TIP:

When selling your property, remember that first impressions count.

Make sure that the entry point to your property is as welcoming and enticing as you would want it to be if you were a potential buyer.

Ensure that the exterior walls are cleaned, gauze doors are dusted and repaired if needed, and plants or garden beds are nicely presented.

A New Fence can mean all the difference when selling

If you're putting your home on the market, a new fence is often one of the cheapest and easiest ways to add instant street appeal and attract potential buyers. But exactly how much does the idyllic white picket fence cost?

Colorbond your home—It's the "American Dream" to have a white picket fence—it goes hand-in-hand with the beautiful big house, golden retriever and 2.4 kids. But in Australia it's all about Colorbond—in fact it's practically an Aussie icon. If you need proof of Colorbond's popularity simply look up and down your street.

Australia's climate is a box of surprises, with most homes subjected to a various array of extremes each season, so it's important to select a durable fencing material that also looks good. That's where Colorbond comes in. You will pay more for quality—a 1.8m Colorbond fence costs an average of \$6,270—but it is an investment after all.

Spoilt for choice—Homeowners with a more traditional taste still opt for timber picket or wrought iron fencing, while those interested in building a fence with a difference might go with something slightly less conventional.

Concrete fencing has been transformed from tasteless to chic and is often found bordering inner-city apartment blocks and guarding high-end homes. Brick is another type of fencing that has come of age. But for those seeking an eco-chic option bamboo is a budget friendly alternative.

Whatever your final choice, make sure you take the time to consider your options and work out what type of fencing best suits our needs—whether that's something flashy to "wow" stary eyed buyers or something more durable to impress those who value quality fixtures.



Quirky Ideas for Open Homes

In preparing for your open inspection, consider the following;

- In the kitchen, hand pick herbs and place them in a glass of water.
- Always clean and tidy the dog area and take dog out during open times.
- Plant out pots for colour.
- Where possible, add water. Plug up pots, paint them blue and fill with fish and water plants. And, if you feed them just before the open, they come to the top.
- Buy new towels for the bathroom and only display them at open times.
- Don't forget the laundry—make sure your laundry baskets are tidy. You can always pick up cheap new ones at sales.
- If you are burning incense, make sure it is subtle.
- Prepare the home for the temperature of the day—if it is cold, light fires, turn on patio heaters and heating. If hot, turn on fans and cooling systems.
- Turn on every light in the house.
- If you light candles, make sure you come home straight after the open to blow them out. Make sure your property is appealing from the gate right through to the back yard.



MUDGEES FARM WALKS

If you've ever wondered exactly what 'free range' means, get in touch with the seasons, or show your children exactly where their food comes from, Mudgee Fine Foods have come up with a great idea to get people back to grass roots level.

On the third Sunday of every month, (following the regular Saturday Farmers Markets) they are now conducting farm walks, where you can visit and experience a working farm.

There will be a variety of farms to visit, with a choice of two different ones each month. The walks will encompass a wide range of producers, from Olive Oil production to a working sheep and goat dairy with handmade cheeses. Each farm tour lasts approximately one hour.

FARM WALK INFORMATION

- Farm Walks run on the Sunday immediately following the Farmers Market which is held on the third Saturday of each month.
- Tour tickets need to be purchased **prior** to the tours, by 5pm Saturday, from the Mudgee Visitor Information Centre, 84 Market Street Mudgee, Tel: 1800 816 304.
- **Tickets are \$10/person or \$20/family.** This ticket covers either or both the farms on the day.
- Tours start at each farm at the designated time. Participants need to get themselves to and from each farm in their own transport.
- Please wear **covered shoes, no pets allowed**, and be prepared to learn, enjoy yourself, and get some dirt on you!

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