

# CHECKLIST FOR PREPARING YOUR HOME FOR SALE



# JONNY WARREN PROPERTIES CHECKLIST: PREPARING YOUR HOME FOR SALE

## MAXIMISE YOUR PROPERTY BUYER APPEAL

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Putting in the time, effort and money is the most effective way to ensure you engage potential buyers and maximise the overall value of your property.

Keep scrolling to view our simple checklist, as we walk you through room by room, to learn how you can maximise your property's full potential.





# MAKE A GREAT FIRST IMPRESSION

It's important to ensure your property presents well both internally and externally.

Often times buyers will drive by a property, before deciding to attend an open home, to check out the suburb and street.

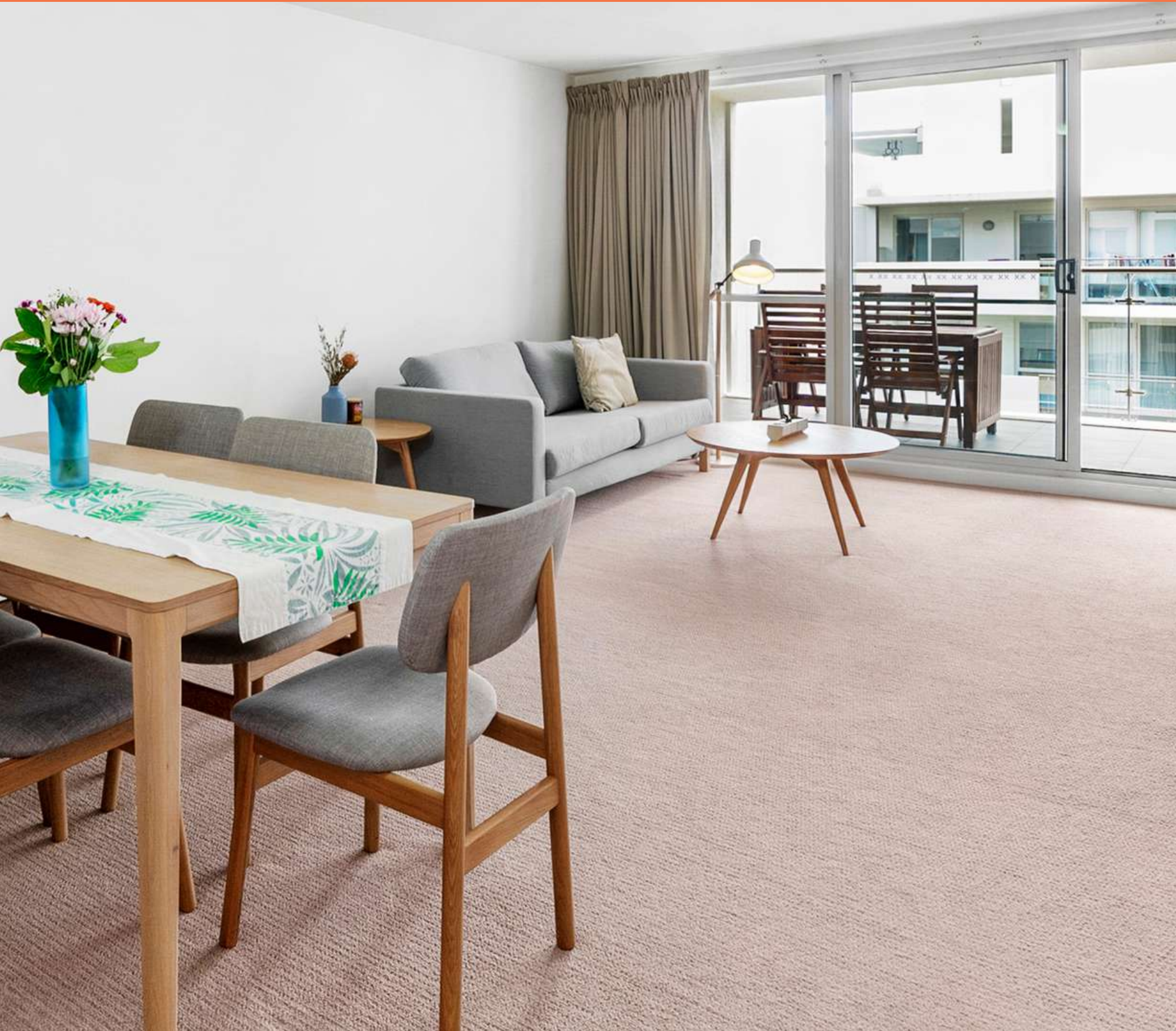
Having a great curb-side appeal will attract more potential buyers to opens, so we recommend completing the following:

- Sweep or pressure wash paths
- Clean or fix fences
- Weed overgrown gardens
- Consider planting flowers
- Consider painting the façade & / or fences if the paint is damaged or peeling





# SELLING AN APARTMENT?



There are certain things you may not be able to accomplish, externally, when preparing to sell an apartment.

If applicable, we recommend completing the following:

- Sweep around the entry
- Ensure all windows are clean
- Open blinds & shutters
- If you have a balcony, ensure it is swept & any balcony furniture is positioned neatly
- Consider adding some flowering plants to the balcony

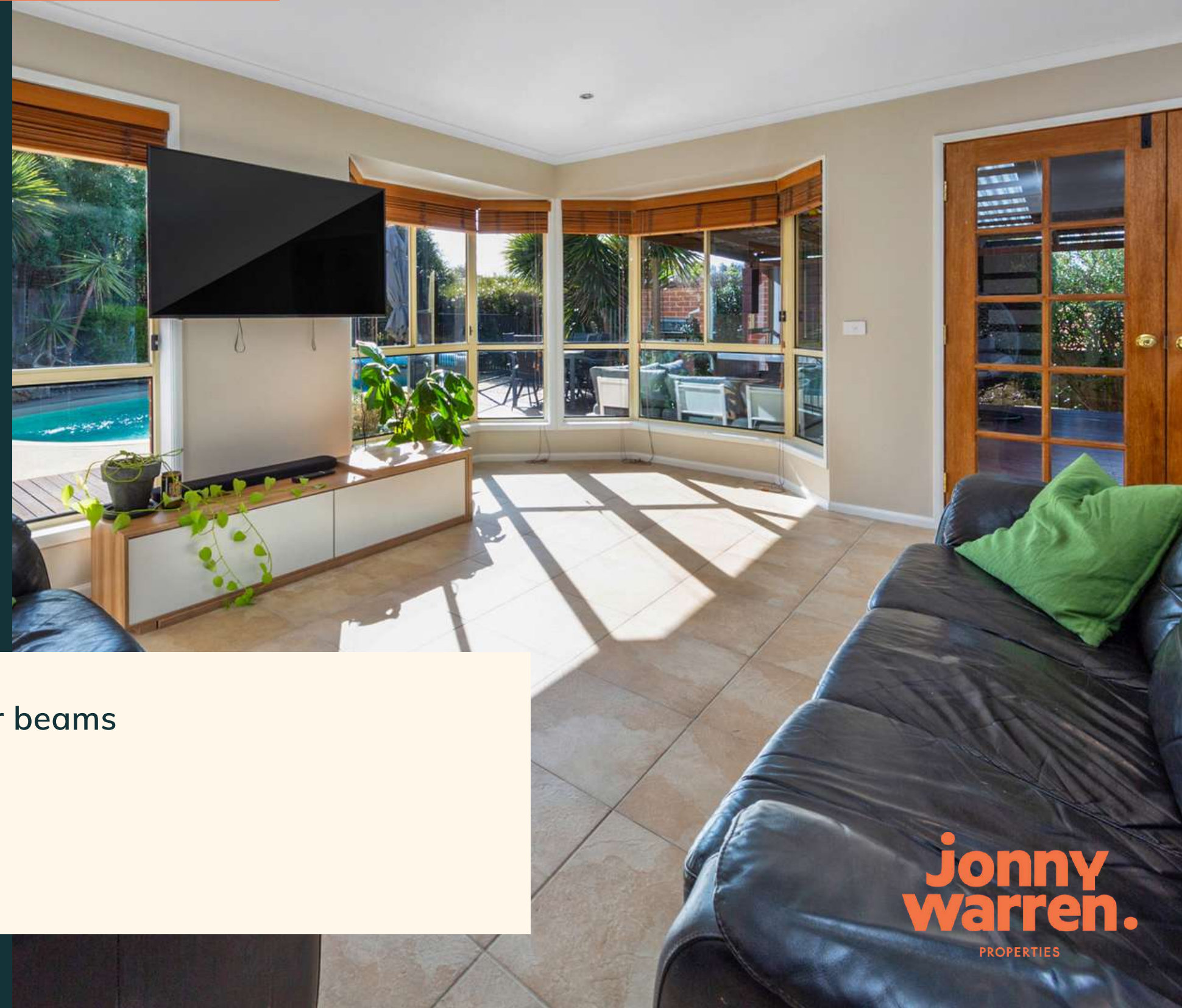


# IDENTIFY ITEMS TO RECTIFY

We recommend walking around your property to identify items that a potential buyer would need to fix, ie: uncompleted renovations, stained carpets, broken windows, cracked tiles, etc.

Spending the time and money to fix these items, before listing your property for sale, will help maximise your total profit.

A Building & Pest Report will be completed before listing your property for sale, so we recommend completing the following:



## THE ROOF

- Replace chipped, cracked or broken tiles or beams
- Patch any holes
- Fix any leaks



# IDENTIFY ITEMS TO RECTIFY

## THE WALLS

- Clean any marks
- Patch cracks & chipped plaster
- Fill unnecessary holes from photo frames or other hanging artwork
- Consider painting the interior with a fresh coat of paint, in a neutral shade

## THE FLOORS

- Clean & refinish floorboards if they are heavily scuffed or worn
- Hire a professional cleaner to steam clean the carpets & floorboards/tiles
- Consider replacing carpets or flooring if stained / damaged
- Consider removing carpet to expose hardwood floorboards



# MAKE THE MOST OF YOUR ENTRANCE

Having a warm, welcoming entrance will provide potential buyers with a sense of ease upon entering your property; helping to set a positive perception for the rest of the home.

To achieve this, we recommend completing the following:

- Clean the doorway & eaves of dirt, leaves, cobwebs, etc.
- Clean the door & handle (& consider re-painting if required)
- Clean or replace your door mat
- Open blinds & curtains on surrounding windows
- Consider adding flowering plants outside the front door





# THE KITCHEN



The kitchen is one of the most important spaces that'll make or break a potential buyer's decision, as kitchen renovations can be quite expensive.

We recommend spending both time and money to ensure your kitchen presents at its best:

- Complete any unfinished renos
- Clean all surfaces, as well as inside drawers/cupboards (potential buyers might look)
- Clear away clutter, including fridge magnets, etc.
- Clean oven & cook top
- Consider replacing the splashback, if required
- Consider placing a feature item or decor, like a bowl of fresh fruit, on the benchtop



# LIVING & FAMILY ROOMS

You want to create a feeling of flow throughout the property, and spending time arranging your main living space is an important element in achieving this.

We recommend completing the following:

- Clear away clutter & unnecessary/bulky furniture
- Create a focal point in the room & position the furniture around it - ie: a fireplace or a TV, etc.
- Fluff & position pillows neatly
- Consider adding feature items or decor, like an accent pillow, books, a vase with flowers, a decorative coffee table item, etc.





# AWKWARD AREAS?



If you have a space below a staircase, or a nook or alcove anywhere in your home, try to find a way to show it off.

Depending on the size of the space, you could create a workspace, a coat/hat rack, a mini bar, a bookshelf, built-in shelving for decor or a hobby or for additional storage space, such as a linen-closet.

You'd be quite surprised - this unique space could end up becoming a selling feature of your property!





# THE BEDROOMS

Typically, the number of bedrooms a property has is usually a key factor to buyer appeal. Spending time creating space in your bedrooms, or converting unused space into a guest room, can pay off come sale time.

We recommend completing the following:

- Clear away clutter, including bedside tables, desks & shelving
- Consider adding built in storage, if you don't have any
- Replace linen with clean, fresh linen, ideally in neutral colours
- Add a pop of colour by adding a feature pillow in a bright colour
- Consider adding other simple feature items or decor, like a candle, a book or a small vase, etc.





# THE BATHROOMS



You want to create a feeling of cleanliness and luxury, where buyers can picture pampering themselves after a long day.

We recommend completing the following:

- Clean all surfaces, as well as inside drawers/cupboards (potential buyers might look)
- Clean or replace shower grout
- Replace anything broken, such as tiles, taps, rails & toilet/seat
- Remove all soaps in showers including shampoo & conditioner bottles
- Add a luxury feel to the bathroom with fluffy towels, a small vase of flowers & a candle or diffuser
- Adding a large mirror is a cost-effective way to transform the room

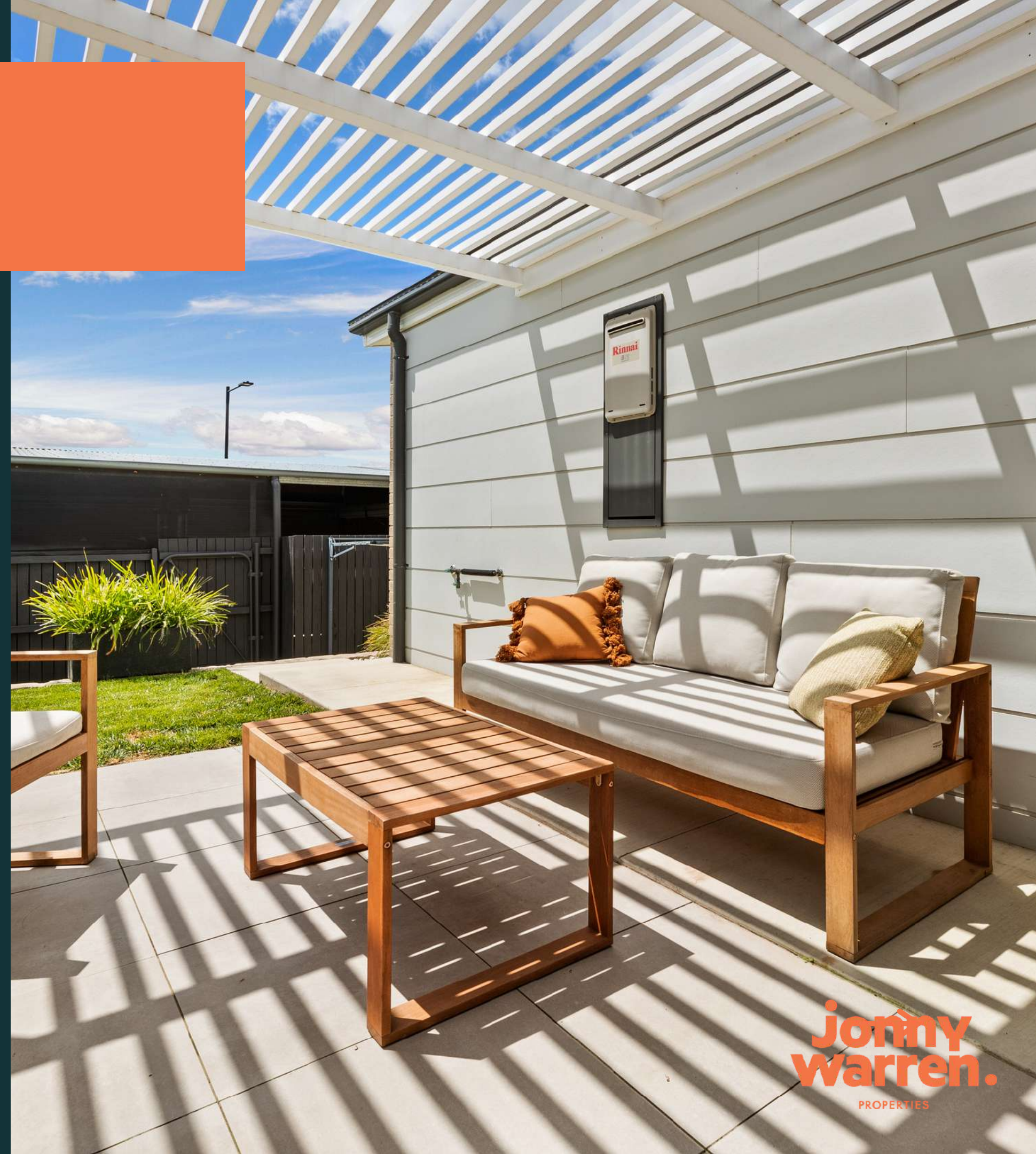


# OUTSIDE DINING & LIVING SPACE

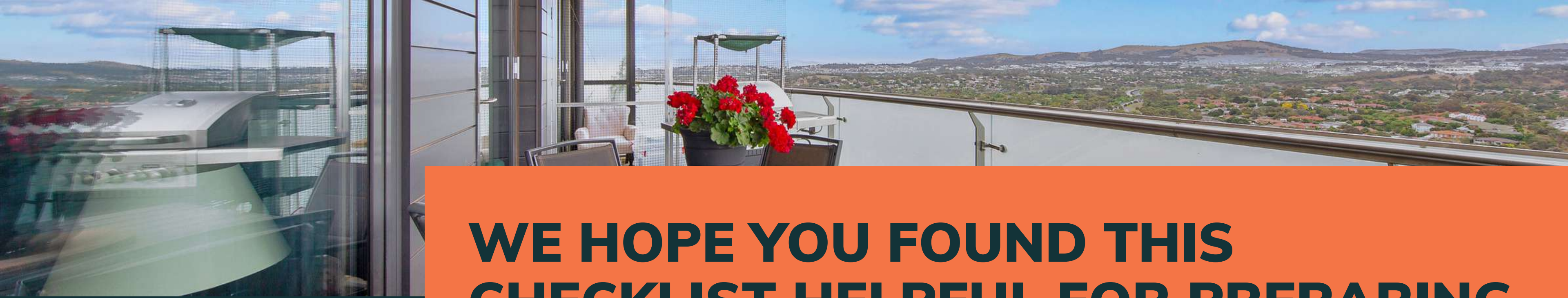
If your property has a backyard or external living space, such as a courtyard or balcony, we encourage you to showcase this space, as it could just be what wins over a potential buyer!

We recommend completing the following:

- Sweep or pressure wash paths
- Clean or fix fences
- Weed overgrown gardens
- Consider planting flowers
- Position outdoor furniture neatly
- If you own a pool, ensure it is clean, certified & properly fenced
- If you own a fire pit, ensure it is clean & restocked
- Add some ambient lighting, such as fairy lights







# WE HOPE YOU FOUND THIS CHECKLIST HELPFUL FOR PREPARING YOUR PROPERTY FOR SALE

Now we know that every property is different, so if you want to find out exactly what YOU should be doing to YOUR specific property, click the link below to talk to one of our experienced agents at [Jonny Warren Properties](https://www.jonnywarren.com.au).

We'd love to learn YOUR story!

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**Jonny  
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