



## YOUR COMPLETE PROPERTY PRESENTATION GUIDE

### ***You don't get a second chance to make a first impression...***

...So, it is important to spend the time preparing your property for the market. A thorough 'spring clean' inside and out can do wonders.

People like properties that are:

- Clean, bright and airy
- Spacious and de-cluttered
- Neutral tones
- Well-maintained inside and out
- Outdoor living space
- Smell clean

Here are some guidelines on how to achieve a 'great' first impression:

- Complete all minor repairs and odd jobs
- Add a fresh coat of paint to marked walls
- Replace bright colours with neutral tones
- Sand wooden floors if necessary
- Replace worn carpets; or
- Steam clean and deodorize carpets professionally
- Add soft furnishings, paintings and fresh flowers
- Remove any unnecessary furniture and personal items
- De-clutter
- Clean out cupboards
- Clear bench tops
- Put laundry away
- Move pet feeding areas outside
- Tidy up the yard
- Mow the lawns
- Weed the garden

On Inspection day:

- Open the windows at least an hour before to air the property
- Make sure your home is at a comfortable temperature for viewing
- Leave the viewing to your Agent
- Take the dog for a walk

And remember...the best smell a home can have is clean!