

## 5 KE RENOVATION TIPS TO INCREASE HOME VALUE

### Are you looking to sell your home privately?

Getting a house ready to sell can be a stressful task, so planning your budget for any upcoming home improvements well in advance can save you a lot of time, money and anxiety. The basic rule, is to spend money on the key areas which will give you the biggest bang for your buck.

#### Making improvements to the following 5 key areas will add the most value:

- **Paint:** Painting internal walls, external walls, ceilings and the front fence of the property can go a long way. If your property has wallpaper, do not be tempted to paint over it, take the time to peel the paper off the walls using a wallpaper steamer, followed by a skim coat to smooth the walls before two coats of good quality paint. Paint the ceilings white and the walls a light off-white often called “quarter-tea”. The front fence can go charcoal black or a natural stained wood color to give the house a solid look
- **Adding a bedroom:** It is often possible to convert a separate dining area or a large lounge into an additional bedroom. Keep it simple by making sure non-load bearing walls are removed and only use the services of a competent and licensed builder to do the job.
- **Kitchen:** The kitchen is often the heart of the home, especially if it is open plan, and leads onto the lounge or entertainment area. Having a functional and modern kitchen will definitely add value to your property, but it is good to watch out for overspending.
- **Bathroom:** Adding an en-suite is always a winner. Replacing old or broken tiles with new tiles or vinyl on the bathroom floor will give a clean feel, adding a modern vanity, toilet and bath is also a definite winner. Placing a large mirror on the wall, new towel rail fittings, and an extractor fan will also add appeal. Bear in mind if your target market is families with young children, they prefer bathrooms with shower cubical as well as a bath.



# ABOVE THE BOARD CONSTRUCTION PROJECTS

SMALL ENOUGH TO LISTEN. BIG ENOUGH TO DELIVER

- **Landscaping:** Creating a good indoor-outdoor-flow off the lounge or kitchen is a great way to add a spacious feel to a property. A nice deck or paved area for BBQ's and soaking up the sun in Summer wouldn't go a miss either.

You have many options for home improvement projects that add value to your home. Remember that the key point is to add value to your house, for every R10 you spend you want to get at least R20 back, preferably R30.

Be careful not to over capitalize, particularly when updating the bathroom and kitchen, and remember that first impressions count.

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