



PAPANUI BRANCH & ADMINISTRATION

471 Papanui Road, Papanui
PO Box 5400, Papanui, Christchurch 8542
DX WP24520, Christchurch
PH: (03) 352 6166 FAX: (03) 352 1322
E: enquiries.papanui@harcourtsgold.co.nz

Harcourts gold, International & Migrant Division

471 Papanui Road, Papanui
PO Box 5400, Papanui, Christchurch 8542
PH: (+64) 3 662 9811 FAX: (03) 352 1322
E: 888@harcourtsgold.co.nz

REDWOOD BRANCH

280 Main North Road, Redwood
PO Box 5400, Papanui, Christchurch 8542
DX WP24520, Christchurch
PH: (03) 352 0352 FAX: (03) 352 8400
E: enquiries.redwood@harcourtsgold.co.nz

PARKLANDS BRANCH

Parklands Mall, Queenspark Drive
PO Box 18515, New Brighton, Christchurch 8641
PH: (03) 383 0406 FAX: (03) 383 0525
E: enquiries.parklands@harcourtsgold.co.nz

NEW BRIGHTON BRANCH

New Brighton Mall
PO Box 18515, New Brighton, Christchurch 8641
PH: (03) 382 0043 FAX: (03) 383 0525
E: enquiries.newbrighton@harcourtsgold.co.nz

GOLD PROPERTY MANAGEMENT LTD

473 Papanui Road, Papanui
PO Box 5400, Papanui, Christchurch 8542
PH: (03) 352 6454 FAX: (03) 352 6456
E: gpm@harcourtsgold.co.nz

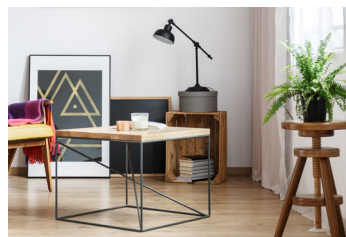
Gold Property Management Eastside

New Brighton Mall
PO Box 18515, New Brighton, Christchurch 8641
PH: (03) 382 0043 FAX: (03) 383 0525

0800 BUYAHOME (0800 289 24 663)

GOLD REAL ESTATE GROUP LTD LICENSED AGENT
REAA 2008 A MEMBER OF THE HARCOURTS GROUP

VIEW OUR LIVE ONLINE AUCTIONS AT...
www.homes4sale.co.nz
or via our Harcourts gold App



FOLLOW US ON...    

Harcourts gold

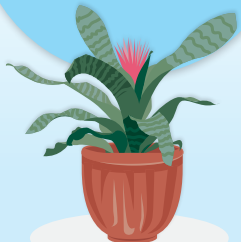
— Tips for —
STAGING
YOUR HOME
Harcourts gold

Preparing your home to sell.

First impressions count and just a few tips and tricks can mean the difference between leaving a lasting or lack luster impression.

Preparing your home for sale doesn't have to be time consuming or costly, there are many small touches you can do yourself.

Outside appeal



- Remove any bikes, tools or unnecessary clutter.
- Ensure lawns are mowed, edges trimmed and gardens are weeded.
- Flowering pot plants positioned at the front door can create a welcoming appearance.
- Wash any exterior walls and windows of dirt and debris.
- Outside lighting is essential for any late viewings.
- Ensure your pets are secured so they don't annoy or pose a threat to visitors.

Engage with the senses



- Turn on all lighting when viewings are being held to compensate for any dark areas.
- Use odour neutralisers to dispel cigarette or animal smells. The delicious aroma of brewing coffee or something baking in the oven will also give a homely feel and will convey the impression that you enjoy your property.
- Place freshly cut flowers throughout the home.
- Bathrooms should be gleaming, but avoid over powering cleaning or bathroom scents.
- Make sure the temperature inside is comfortable - if you have a fire, light it for winter or colder viewings.

Create a feeling of space



Style to impress



- Ensure your kitchen is spotless - that working areas are uncluttered and clean, with tidy cupboards and pantry.
- Make sure wardrobes and closets are tidy - it will make them look larger.
- Mirrors in small rooms can help convey the illusion of more space.
- To enlarge room size appearance, consider moving unnecessary furniture into storage.
- Keeping paint colours of walls light and neutral is always best - dark walls can make the room seem cramped if it is already a small space.

- Buyers need to be able to visualise themselves in the property - so remove things too personal like photos.
- Hide any leads or multi-boxes as this can look messy.
- Make sure all blinds, drapes and curtains are open; the lighter and brighter, the better!
- Soft touches of colour such as throws, cushions and the odd piece of art can add personality to the home.
- Consider using a home staging service to style your home - their knowledge and expertise can be priceless when it comes to selling as they will maximise your space to make it look bigger and more liveable.