



# Selling your property begins with making it presentable & marketable



## Why should I style my home when selling?

Your home is your most valuable asset.  
Protect your equity by investing in the preparation process when selling.

- Styled properties produce better photographs and give greater online appeal;
- Achieve a powerful first impression for your potential buyers by controlling what they see;
- Create more demand and competition for your home;
- Increase the perceived value of your home;
- Obtain better offers in the early stages of the campaign;
- Reduce the number of days on market.

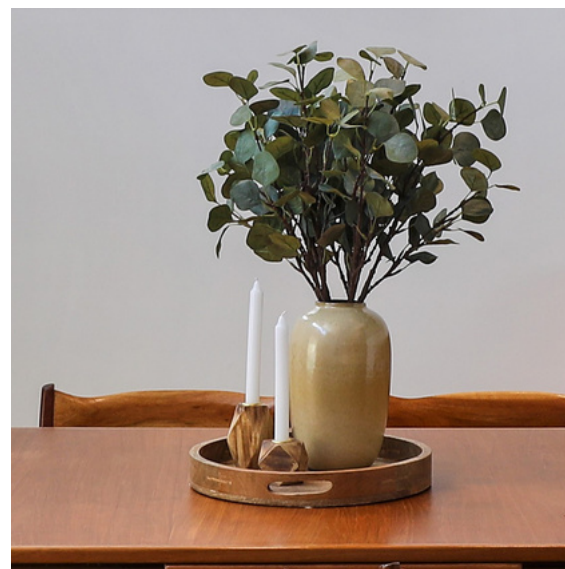


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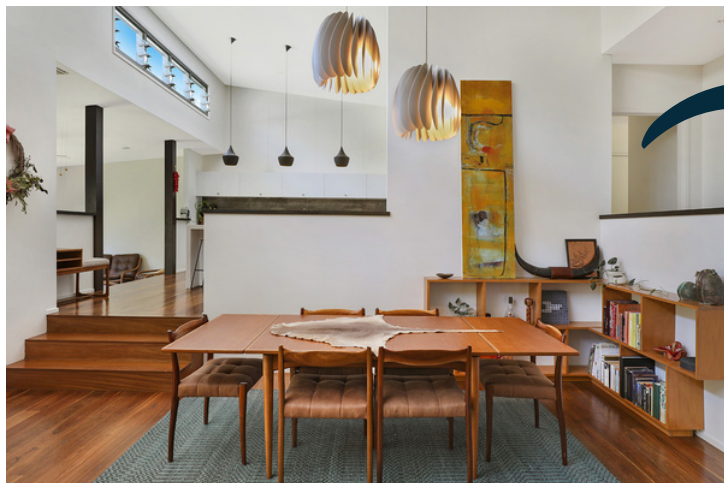
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# Styling your dining room when selling

Whether your dining space is a specific room, part of an open plan layout or perhaps even now being used as a playroom or home gym, it's important to have a clearly defined eating area when selling. Whilst dining spaces tend to be more casual and family-friendly these days, buyers still need to know where they can come together at meal times with family or entertain guests. Keep the space simple and stylish with the focus on the dining setting.



- Remove anything that doesn't naturally belong in your dining room, including personal items, old magazines, trinkets or any stored paperwork that ;
- The dining setting is the star and you should remove other pieces of furniture that could make it confusing to buyers, ie: office chair at the table if doubling up as a homework space;
- Include a table centrepiece that's not too overwhelming or contrived - you want the dining table to still look realistic and not 'over styled'. A classic favourite is a bunch of flowers or greenery . You could consider adding 2-3 more items at varying heights to create a vignette;
- Add some wow-factor by installing a pendant light over the table .This is a practical and stylish way to fill in 'air space' if the ceilings are high;
- If your dining room is a little bland, consider adding a console table or buffet at one end of the room. Add some key accessories to add interest, warmth and personality into the room;
- A rug underneath the table is an effective way of adding warmth, colour and style to the room. It can also be used to 'zone' the dining area in an open-plan living space.



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