

# Sell your house for top dollar with these easy tips

Liz Todd, owner of Coastal Agents, is not only a successful real estate agent but also a sought-after interior decorator and property stylist. With this skill set Liz is well placed to guide you with five easy tips to increase the value of your home before going to market.

The first tip is don't underestimate the power of a fresh coat of paint. Liz says: "Painting your home is the No.1 improvement anyone can do. Maintaining a neutral colour palette ensures a bright and airy feel whilst allowing a buyer to see how they could make the home their own."

Next up, go for street appeal. Many potential buyers view properties online, so making a great first impression is essential. If house-hunters like what they see, they'll do a drive-by before pursuing it further. "If your home doesn't look tidy on the first approach, it might put the buyer off. Street appeal is a dominant factor in getting a home sold faster and for a substantially higher price."

The third tip is all about the kitchen. "The kitchen is perhaps one of the most important rooms of a house and a lot of equity value can be created by simply investing money on its renovation." Before leaping into a kitchen reno, Liz suggests getting in

touch for some no-obligation advice on how to do this effectively.

The next tip costs nothing to do and is incredibly powerful for buyers to be able to imagine themselves in the home: it's time to declutter and depersonalise. Edit your possessions and lighten the load by donating items to charity or storing them off site.

The final tip? Consider bathroom improvements. "The scope and style of your bathroom update needs to fit the style and price range of your home. Simplicity is prized today. Improved bathrooms can add tens of thousands of dollars in equity to your home."

If you need guidance so you don't invest in the wrong improvements, schedule a free no-obligation consultation with Liz. "It's my goal to provide you with expert advice and show you preparing your home to sell doesn't have to be hard."

COASTAL AGENTS  
A: Mount Eliza  
T: 0417 559 992  
W: [www.coastalagents.com.au](http://www.coastalagents.com.au)  
FB: CoastalAgents  
INSTA: coastalAgents



## Be respectful for your kids' sake

Respectful relationships and happy homes can have long-term positive impacts on our children and young people, according to Mornington Peninsula Shire.

"Modelling how to communicate well, appreciating each other's differences and spending quality time together strengthens families and helps nurture healthy relationships. Yet in a survey of more than 4000 young people across the Mornington Peninsula, family conflict was identified as a high risk factor for poor mental health by young people from Grade 6 through to Year 9. In addition, we know one in four young people on the Peninsula will suffer from depressive symptoms due to family conflict.

"Greater awareness of the issue, having access to support services and tools to strengthen relationships can shift the way we relate to one another, deal with differences and cope with adversity. Together with local family experts, we have developed some strategies to help nurture parent/child relationships and strengthen communication in the family home. For more information, visit [mornpen.vic.gov.au/ctc](http://mornpen.vic.gov.au/ctc)

"Your family is invited to join the Family Adventure Challenge these summer holidays. Participating in activities together will put you in the running to win a family getaway to the Bellarine Peninsula. For details of the Family Adventure Challenge, visit [mornpen.vic.gov.au/familyadventure](http://mornpen.vic.gov.au/familyadventure)."