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## home loans

# Ten renovation ideas that can increase your home's value

*Taking care of basic maintenance tasks before you sell your home is a no-brainer, but a quick and not-too-costly renovation can add a lot of appeal for potential buyers, and may boost the final sale price.*

### **1. Basics first**

Fix those little faults that you no longer notice – leaky taps, rusty gutters, broken window catches. They can make a huge difference to a buyer's perception of value.

### **2. Landscape the garden**

A well-kept garden can create a low-maintenance feel before buyers even step inside.

### **3. Bring the outside in**

Opening living areas to the garden can be as simple as adding big bi-fold doors that create an inviting sense of flexibility.

### **4. Take the inside out**

The garden is a place to live: a barbecue area, deck, pergola or even a plunge pool all invite buyers to imagine their future lifestyle in your home.

### **5. Let the light in**

Brightening dark areas boosts a home's appeal; you can install skylights quite economically, and swap solid doors in dark areas for glass-paneled ones.

### **6. Put some color on it**

Fresh paint makes a home look ready to live in. Think carefully about colors, and maybe seek some interior design advice – although neutral colors present some people with a blank canvas, to others those spaces just seem bland.

### **7. A solid footing**

New carpets make a home feel new. Again, think carefully about color. A step further? Look under the carpet – those timber floors will be lovely when sanded and sealed.

### **8. Green it**

Installing solar panels or a solar hot water system can add value for potential buyers, who will see future energy cost savings.

### **9. Bathroom fix**

A brand-new bathroom can cost a lot. Instead, think of replacing shower curtains with clear glass screens and installing new taps, a water-saving cistern and even a new toilet seat. Replace small tiles with big ones, and don't forget to clean/renew the grout.

### **10. Add storage**

Buyers are looking for places to store their stuff – cupboards in the garage and in neutral spaces such as hallways are always welcome. A butler's pantry in the kitchen is great, too.

Some simple and affordable renovation moves can make your home more desirable to buyers, potentially adding to the final sale price.