

5 WEEKEND PROJECTS TO

Increase the value of your home



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Introduction

We all know that a key way to increase the value of a property is to renovate, but that can be expensive, time consuming and messy.

Turning to the simpler tasks, like revamping window treatments, painting, cleaning, decluttering and making over smaller areas, can be a great alternative to increase the value of your home.

Projects that can be completed in a single weekend not only make an impact, but they increase a home's resale value and reduce sale time significantly.

Our top five weekend projects



A LICK OF PAINT



CURBSIDE APPEAL



KITCHEN MAKEOVER



WORKING BEE



WINDOW TREATMENTS

PROJECT 1



A LICK OF PAINT

A fresh coat of paint is almost a given these days if you want to increase the value of your property when the time comes to sell. Buyers are often turned off by grubby or old wallpaper, tired trim and peeling paint.

A nice paint job may add 5% to a sale price

Creating the right impression to sell your property?

Consider investing some money, time and a weekend (or two) in painting your home.

Buyers love a freshly painted home and find it easier to visualise how they can decorate if they look at fresh, clean walls. If you are going to get painting, do it before you list your property for sale so that the online photos and virtual tours help showcase your property in the best possible light.

While a professionally finished paintwork can add up to 5% to your sale value, any freshly painted house will appeal to buyers. If your property looks good and well maintained, it will generate more interest, views and requests for a private inspection. Overall, painting your house can help you to sell your home quicker and at the best price.

PRO TIP

While neutral tones are universally appealing, that doesn't mean you should paint the house entirely white. Consider neutrals in shades of blues, muted greys and off-whites. Keep walls, trimmings and frames in neutral tones and use furniture, furnishings and accessories to accent your design theme, e.g. coastal chic.





A LICK OF PAINT

Once you have worked out the total area to paint, you will need to determine the covering capacity of the paint you are buying.

A litre of matte or semi-gloss paint can approximately cover 14-16 square metres of smooth walls. If you are using finishing paint on porous or previously unpainted walls, a litre of paint will cover considerably less area.

As a general rule, 5 litres of paint is sufficient for a two 4m x 5m room if the walls are smooth or have been previously painted.

The ceiling in the room will require approximately 1.5 litres of paint.

How long will it take to paint?

To paint a 4m x 5m room will take approximately 2-4 hours. If you apply two coats, you will need to allocate time for the first coat to dry before applying a second coat. Water-based paints take about 4 hours to dry, while oil-based paint may require overnight drying time. This means an average room could take up to 2 days or a weekend to paint and clean up.

How to determine how much paint (and time you will need)

Calculating area size:

Normal, rectangular room

- ↑ Measure the length and width of the room. Round off to the nearest half-metre and add together.
 - ↑ Multiply the total number by the room height, then double the result. The final figure is the area size of the room in square metres.
 - ↑ Subtract 1.5 square metres for every window and 2 square metres for a door.
 - ↑ Multiply the room's length by the width to get the ceiling size.
-

An odd shape space such as a stairwell

- ↑ Measure the height and width of each rectangular section to be painted. Multiply to get the area and add to the total area.
 - ↑ Calculate stairwell spaces by multiplying the lengths of the horizontal and vertical lengths then dividing by two.
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Trims and skirting boards

- ↑ Multiply the length by the width of each trim, then add the totals together.
 - ↑ Multiply the height by the length (generally the perimeter of the room) to calculate a skirting board area.
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Doors and windows

- ↑ Allow 2 square metres for each side of a door and 1.5 square metres for a single size window frame.



PROJECT 2



CURBSIDE APPEAL

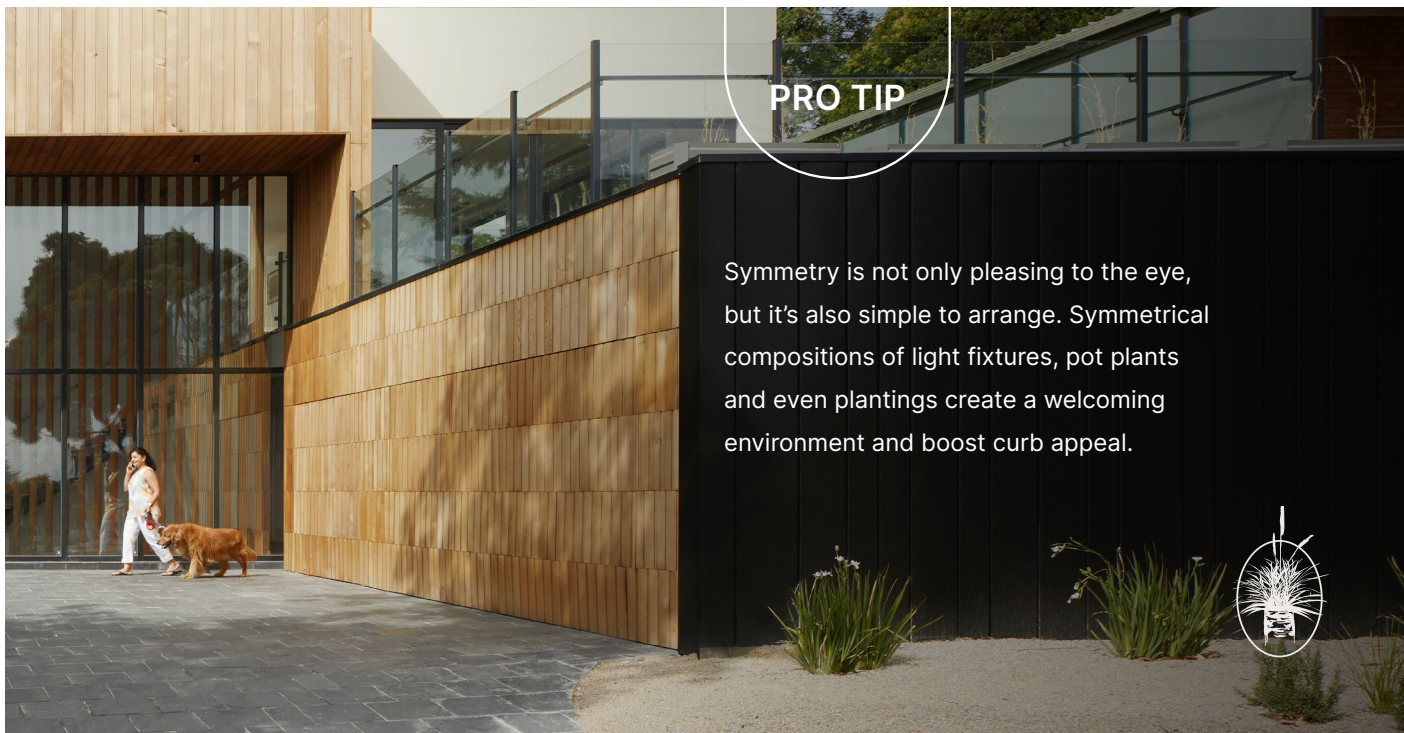
As they say, first impressions count. And the first thing many prospective buyers will see of your property is the curbside, either in real life or online.

Quick Fixes

- ↑ Clean/water blast driveways and paths
- ↑ Clean gutters
- ↑ Clean/repair or replace the letterbox
- ↑ Clean/repair/replace/repaint the fence/gate
- ↑ Weed any garden beds and replant if necessary
- ↑ Clean any external window treatments and screens
- ↑ Trim overhanging branches and hedges
- ↑ Mow the lawn

Longer Fixes

- ↑ Lay new turf - remembering it will require daily maintenance for the first few weeks
- ↑ Replace shrubs and trees with more eye-catching, established plants
- ↑ Replace the existing fence - don't underestimate the appeal of the white picket fence
- ↑ Paint the front door to invite people in



PRO TIP

Symmetry is not only pleasing to the eye, but it's also simple to arrange. Symmetrical compositions of light fixtures, pot plants and even plantings create a welcoming environment and boost curb appeal.



PROJECT 3



KITCHEN MAKEOVER



If it ain't broke... don't fix it as the adage says. Big kitchen renovations and makeovers that include changing the current kitchen layout are time-consuming, messy, expensive, and sometimes over-capitalising.

They are also often unnecessary, considering many new owners would prefer to redo the kitchen themselves, according to their taste and requirements.

That said, a tired, dated kitchen can be overwhelming to some prospective buyers. Fortunately, there are a few cosmetic projects you can undertake yourself to pull your kitchen out of drab.

Cabinet Makeover

If your cabinets are structurally sound but dated or a not so nice shade of dull, you can simply paint or replace the doors, drawer fronts and hardware.

- ↑ Painting - whether you have laminate or timber cabinets, there is a paint product to suit.
- ↑ Replacing - most kitchen cabinets are a standard size so replacement doors can be fitted to existing units.





KITCHEN MAKEOVER

Removing Cabinet Doors

If the cabinet doors are beyond some paint, another option is to remove the doors completely from over-bench cabinets or replace them with open shelving for a more modern look.

A Fresh Benchtop

If your kitchen benchtops and/or island have seen better days, there are options to give them a new lease on life. They can be resurfaced using products now available at your local hardware store.

Refresh the Splashback

A tired tiled splashback can be retiled or painted to give your kitchen a whole new look. Again, your local hardware store will be able to provide a range of products, such as tile paint and resurfacing products, to make short work of this weekend project.

Renew Light Fittings and Power-points

With a little time and money, new light switches, power-point covers, window treatments and light fittings can be updated.



PRO TIP

Always engage an insured, licensed electrician for any tasks involving electricity...safety first.



PROJECT 4



WORKING
BEE

Often the most effective weekend project you can undertake to increase the value of your property is... elbow grease.

A working bee - clearing out the clutter, cleaning, simple repairs and maintenance can make all the difference to the look and feel of your property.

Repair what you can, donate or recycle what you no longer want or need, clean up inside and out.

Overall

- ↑ Clean the entire property thoroughly
- consider professional cleaning
- ↑ Use an air freshener or purifier if necessary
- ↑ Remove clutter and personal items -
move to the storage if necessary
- ↑ Repair and/or resurface steps -
ensure they are slip-proof
- ↑ Repair lights, clean, replace globes - consider
replacing fittings if damaged or dated
- ↑ Clean, dust and check operation of
window treatments such as blinds
- ↑ Polish or steam clean flooring
- ↑ Replace/clean air conditioning filters as required

PRO TIP

Before an open house add fresh flowers to the space





**WORKING
BEE**

Lounge/Living Rooms

- ↑ Dust thoroughly
- ↑ De-clutter the space - remove magazines / personal mementos / portable appliances
- ↑ Repair or recover sofas/couches and add throws or cushions
- ↑ Clean, declutter and tidy the inside of cupboards and drawers, particularly in fixed cabinetry
- ↑ Hide or tidy power and appliance cords

Kitchen

- ↑ Clean and declutter benches/ countertops, cabinets and drawers
- ↑ Degrease and clean oven, hotplates, door and rangehood
- ↑ Clean and organise the fridge and move any exterior decorations
- ↑ Thoroughly clean and sanitise flooring

Bedrooms

- ↑ Declutter bedside tables and dressing tables removing personal items
- ↑ Dress the bed in fresh and tidy linen in neutral tones if possible
- ↑ Clean mirrors, windows and window treatments thoroughly, so the light shines through
- ↑ Clean and tidy all floors, cupboards and drawers putting personal items out of sight

PRO TIP

Decorate before an inspection by adding a bowl of a single fruit - apples, oranges, limes.





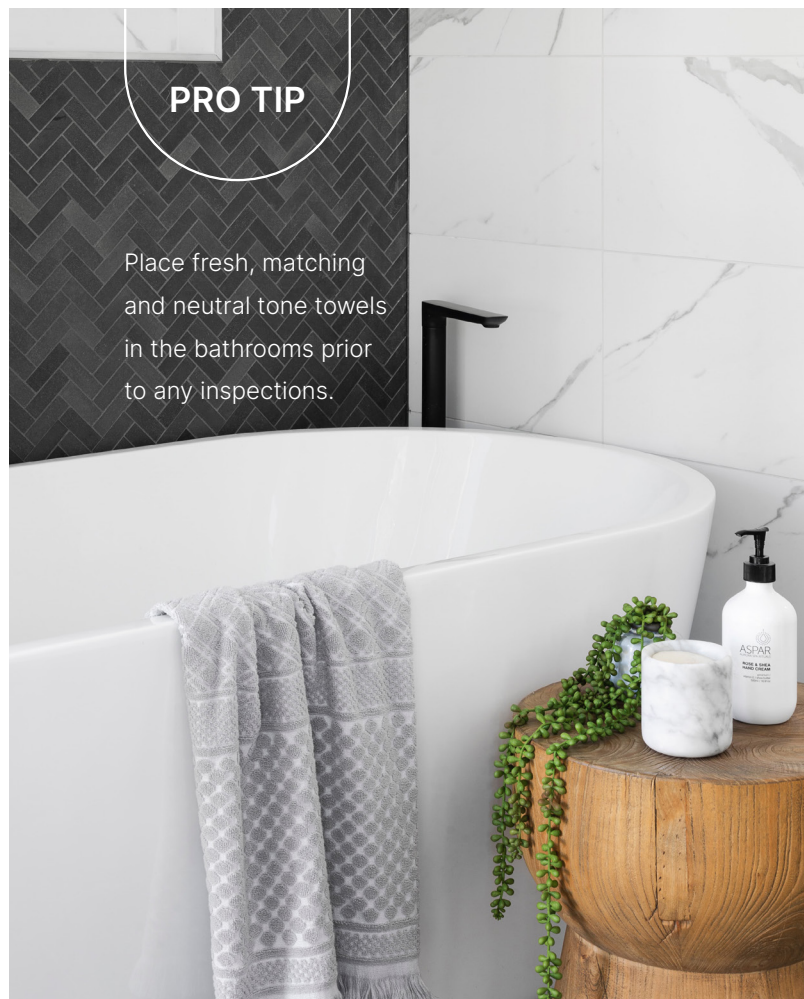
WORKING
BEE

Dining Room

- ↑ Clean/polish the dining table and any other furniture such as sideboards
 - ↑ Repair/clean/declutter floors, walls, cupboards
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Bathrooms

- ↑ Sanitise/air freshen
- ↑ Clean baths, showers and basins thoroughly
- ↑ Clean/repair grout, tiles, mirrors, lights and exhaust fans
- ↑ Mirrors: clean thoroughly
- ↑ Remove accessories such as shampoo/toothpaste/brushes before any inspections



PROJECT 5



WINDOW TREATMENTS



Removing heavy and dated drapes, curtains, or vertical blinds can allow more natural light to enter your property, making rooms appear larger, cleaner and more modern. Window treatments also offer an often overlooked curb appeal opportunity.

So, what window treatments increase home values?

Think about quality, design, and functionality. Quality window treatments, such as plantation shutters, are often desirable to home buyers and will therefore add value. The design of window treatments should complement the home's existing decor and easily adapt to a buyer's decor. Lastly, those that provide a value-added function will also add value. For instance, motorised shades in high traffic areas would be seen as a plus to buyers, as would block out blinds in bedrooms.





WINDOW TREATMENTS

Interior

The possibilities are endless when it comes to window treatment options. But remember, design matters and neutral tones appeal to most buyers. Here are our top recommendations for window treatments that will increase the resale value of your home.

Shutters: These are also called plantation shutters or interior shutters. These louvred window treatments are custom fit to your home's windows and mounted to the window casing. There are many options for shutters, including material (wood, faux wood and vinyl), colour, louvre width, louvre controls (hidden hinges vs. a rod, divider rails), double vs. single mount and more. When it comes to pricing, shutters are the most expensive option and add the most value to your home. If you are on a budget, consider choosing vinyl, which is cheaper than wood.

Wooden Blinds: Wooden blinds offer more value than vinyl and aluminium blinds. Like shutters, they come in a variety of styles (solid vs. woven), finishes, colours and louvre widths to match your home's style while also providing light filtering and the function that buyers love. Go cordless for even more value and added safety around children and pets. Ensure the blinds you select are compliant with current regulations.

Faux Wooden Blinds: If you are on a budget but love the look of wooden blinds, choose faux wooden blinds. Like wooden blinds, there are a variety of colours, finishes and louvre widths to choose from, as well as cordless options.

Drapes and Curtains: Even if you have blinds or shutters on your windows, there may be rooms you want to add drapes or curtains too. These soft window treatments do just what their name implies; they soften the look of your window treatments. Pair them up with blinds or shutters to soften the look of those hard treatments; this is perfect in bedrooms or living rooms where you want to give off an air of cosiness!





WINDOW TREATMENTS



Exterior

Window treatments can help add curb appeal and value to your home. One of the best window updates you can make is the addition of roller shutters. For home buyers on the lookout for a new home, roller shutters tick a lot of boxes.

- ↑ **Security** - one of the main points new home buyers will be on the lookout for. Roller shutters do a fantastic job of keeping any home secure. For potential thieves, a bare window is one of the easiest ways to gain entry to your home. Roller shutters are a deterrent as they are very hard to get through. This helps to bring peace of mind to homeowners.
- ↑ **Protection from the elements** - shutters are great for creating an insulation barrier between the outside and your windows, reducing temperatures and helping to keep your home more comfortable.
- ↑ **Noise & Light Control** - if your property is near or on a main road or motorway, roller shutters will reduce the amount of noise entering your home. This is great for shift workers or those who prefer a quieter home. Light can also be filtered, which means you can turn your bedroom into a pitch-black room for easy sleeping during the day.
- ↑ **Reduction in Electricity Bills** - with roller shutter your need to rely on heating and air conditioning will be greatly reduced. Insulation provided by roller shutters will help make a huge difference to the property's overall feel and comfortability factor.





WINDOW TREATMENTS

PRO TIP

Remember to choose window treatments in neutral tones which are easy to maintain. They should be easily operable so buyers can see how simple it is to let in the sunshine.

How to measure for shutters and blinds

What you'll need to measure:

Normal, rectangular room

- ↑ 1 -2 people
- ↑ Step ladder
- ↑ 5-10 mins
- ↑ Pen and Paper
- ↑ Tape measure
(metal is best)

Head to How to guides
diyblinds.com.au to get started...





Whether you're ready to sell now or it's still further down the track, you can increase the value of your home with a few easy weekend projects.

If you're unsure about any of the projects on your to-do list, consider engaging professionals - often, they are a time and money saver. Always engage insured and licensed professionals in electrical, plumbing, and building works.

And, as a bonus, they will make your property more attractive and comfortable to live in today.



Conclusion



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Get a free appraisal

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