

## How To Add Value

### Without Breaking The Bank

**If you're looking to sell and want to add value so buyers fall in love with your home (and are willing to pay more) or, if you're staying put and want to live a little more comfortably, here are five cost-effective ways to give your home a quick facelift.**

1. Kitchens and bathrooms draw the most interest, so money spent here will be well worth the investment provided you don't overcapitalize on expensive designer tap ware that few will appreciate. A full kitchen renovation can cost tens of thousands but there's plenty you can do on a budget:
  - make your existing kitchen cabinets look like new with a professional, two-pot lacquer paint finish
  - replace worn, old Formica benchtops with engineered stone
  - up the visual appeal and practicality with a coloured-glass splashback
2. Cracked bathroom tiles and dirty grouting are a turnoff. Re-tiling around your bath or vanity, or tiling one or several walls will make a huge difference. So will upgrading taps, towel rails and shower fittings. It's also worth investing a few hundred dollars in a nice new toilet.
3. A fresh coat of paint can completely transform a room. If your existing wall colours are dated, dark or unwelcoming, repaint in a light, neutral shade that's easy to live with. Off-white tones look clean and fresh and provide a blank canvas for potential buyers to add their own furnishings. A wall-papered feature wall can bring "wow" factor to a living space, bedroom or even the guest toilet.
4. Little details count. Upgrade light switch covers and window hardware, or change door handles to give them a more modern look. New blinds create privacy and will conceal an unappealing outlook; or simply add adhesive frosted window film to lower window panes.
5. Create that desirable indoor-outdoor flow by adding a deck or paving to a ground-level room. It doesn't have to be huge; just enough for a small table and chairs. Check Council requirements first as you may need to get a building consent.



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**You Talk, I'll Listen - buying or selling, I will work for you!**

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