

Newsletter

Harcourts Team Group

Team Group Realty Limited Licensed Agent REAA 2008



Top Ways to Add Value to Your Garden



Spring and summer are a popular time to sell your home, but where do you begin? Most people will spruce up their property by decluttering and cleaning their house, but many people don't realise how much impact their garden can have. Here are some easy ways to help ensure your garden adds value to your property before you put it on the market.

Get the basics right

The outside of your home is just as important as the inside when it comes to selling your home. An attractive garden can add value to your home while a poorly kept garden will detract from it. Tidying and doing some basic maintenance on your garden is a great way to start. A well maintained lawn will enhance the appearance of your home and complement the rest of your garden. Check if fences and trellises need repairing, trim shrubs and trees, cut back dead growth and clear away any debris remaining from the winter months.

Brighten it up with colour

Once your garden is shipshape, you're ready to start turning it into something potential buyers will love. Potted flowering plants are a simple way to add colour to any size garden. Spring and summer are a great time to show your garden off to its full potential to help maximise your selling price.

Focus on first impressions

If time or budget are an issue, focus on the areas that buyers will notice first. Don't underestimate the value of street appeal. First impressions really do count, so always start with your front garden and entrance area.

Add a point of difference

Why not add something that sets your property apart from the rest. A well organised garden shed, delightful play area for the children or lovely seating area in the garden can all go down a treat. Remember some features won't appeal to all buyers, but if they are well presented and cared for, they will add value for the right buyer.

Freshen it up with paint & stain

If you're on a tight budget, nothing freshens your property up like a good coat of paint or stain on fences, decks, sheds and other wood in the garden. Adding value to your home through the garden doesn't have to break the bank.

Take living outdoors

If you are going to invest, spend your money on good quality patio, paving or decking. It will enhance the overall appearance of your outdoor space and encourage buyers to visualise themselves entertaining or dining alfresco. Good outdoor lighting also adds ambience and makes the space usable during the warmer evenings.

Style your garden with furniture

You wouldn't show a room to a potential buyer without any furniture in it, so why show a garden without a table and chairs? The right furniture will help buyers imagine themselves sitting outside enjoying those sunny summer days ahead.

Make it feel secure

If the people viewing the house have pets or small children, they will want a garden that is fully secured. Investing in secure fencing, walls or gates, can make your property appeal to a wider range of potential buyers.

Keep it private

If your home is overlooked by other homes or gardens, you may want to add hedges or trees in key locations to provide privacy. Sails or retractable covers will also provide some privacy and have the added benefit of offering protection from the sun. Make sure they are clean and in good working order.

This article was supplied by Harcourts.co.nz
<https://content.harcourts.co.nz/blog/top-ways-to-add-value-to-your-garden>

Wellington Property Statistics

Source: New Zealand Property Report - November 2019

Property Asking Price

\$702,969

Down 1.1%

New Listings

828

Down 5.9%

Housing Stock

1050

Down 13.5%

Inventory of Listings

7 weeks

LTA: 16

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Interest Rates

Lender	Flt.	1yr	2yr	3yr	5yr
Kiwibank	5.15	4.20	4.30	4.64	4.84
Kiwibank Special	-	3.45	3.55	3.89	4.09
ASB Bank	5.20	3.89	4.05	4.39	4.79
BNZ – Std, FlyBuys	5.30	4.45	4.35	4.55	5.15
BNZ – Spec Classic	-	3.49	3.45	3.99	3.99
ANZ	5.19	4.05	4.05	4.49	4.85

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