

Harcourts Property Focus

Bringing you news and information from the world of New Zealand real estate.

Top ways to add value to your garden



SOLD

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.

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

Helping **grow** the next generation

"I was over the moon when I found out," said Pauline Stratful, supervisor at Redhills Community Kindergarten in Massey, Auckland. "This isn't just helping us grow some veges. It's helping us grow our children's confidence and abilities."

Redhills is a small, non-profit kindergarten that has been operating for over 35 years. Earlier this year, Harcourts' Henderson office, Blue Fern Realty, donated \$9,000 to the kindergarten through Harcourts' charitable arm, The Harcourts Foundation.

The funds were earmarked for the kindergarten's outdoor area which has undergone a major upgrade over the past couple of months.

Pauline digs out some pictures of the kindergarten's play area prior to the grant. "We had some outdoor spaces that were virtually unusable in the winter," she explained. "They were just too wet and muddy."

The grass bank is now home to a new climbing ramp, steps and free-draining pathways leading to freshly planted vege gardens.

"This space can now be used all year round," said Pauline. "The children have been planting our two new raised gardens and our families are enjoying the veges their children are harvesting."

The donation also made it possible to upgrade the sandpit, replace rusting bikes and scooters, and create a lovely marae setting for the children to play in.

"We saw an opportunity to lend a helping hand in our community, so we did," said Suzy Bray, Managing Director at Blue Fern Realty. "Seeing what they've created and the benefits it's providing for the children has been as rewarding for us as it has been for them!"

"It's been an amazing transformation," said Pauline. "We still can't quite believe it. The children love it!"

Harcourts launched the Harcourts Foundation in 2008 with 100% of the funds raised going to charities around New Zealand. The Foundation has provided grants totalling more than \$6 million globally to support local community groups thanks to its supporters like Harcourts Blue Fern Realty in Henderson.

To find out more or apply for a grant, visit harcourtsfoundation.org



NEW ZEALANDERS
TRUST
Voted Reader's Digest
MOST TRUSTED REAL ESTATE BRAND
SEVEN YEARS RUNNING



PROUDLY SUPPORTING
HOSPICE NZ
GRANTS PROGRAMME



REAL ESTATE PARTNER OF
Plunket



Harcourts is the largest real estate group in New Zealand, with over 194 offices along with more than 2,280 sales consultants and a growing property management team. Please visit www.harcourts.co.nz for more information. While every effort has been made to ensure that the information in the publication is accurate we recommend that before relying on this information you seek independent specialist advice. Harcourts Group Ltd Licenced Agent REAA 2008

Harcourts